

Manheim Township Zoning Hearing Board Minutes
Monday, May 3, 2021
6:30 P.M.

Attendance:

David Wood (zoom computer conference)	Present
Greg Strausser (zoom computer conference)	Present
David Beyer (zoom computer conference)	Present
James Stephens (zoom computer conference)	Present
Jane Macedonia (zoom computer conference)	Present

Zoning Hearing Board Solicitor, Neil Albert, Zoning Officer Lisa Douglas, and Assistant Zoning Officer Samuel Maurer were in person at the conference room at the municipal office.

The Zoning Hearing Board meeting was held remotely because of the COVID-19 and the Zoning Hearing Board members participated remotely through Zoom. The applicants participated remotely through the Zoom App.

David Wood called the regular meeting to order and requested a roll call. Zoning Hearing Board members were remotely in attendance and present through Zoom. Court Reporter, Alan Blank, was present in person.

The entirety of the public hearing was stenographically recorded.

Jensen King
2668 Lititz Pike, T-5 Neffsville Village Overlay, R-3 Residential

PLZHB21152

Jensen King, Mr. Lundquist (on the Board of trustees of the Church), were sworn in for testimony on zoom computer conference.

Mr. King began testimony by explaining that a small salon business will be operating in the building requiring 12 parking spaces. Parking spaces will be leased from the Long Memorial Church parking lot at the rear of this property for the proposed business. Mr. King stated that the lot is too small to place all 12 parking spaces on the property. Mr. King stated that there will be 4 hair salon chairs and 2 rooms for massage. There would be 12 people at full capacity for the business.

The Board asked Mr. King what if the parking lease would be revoked. Mr. King stated then the business must stop operating if the parking space lease was revoked. Mr. Lundquist stated that as he does not foresee the parking lot lease being revoked in the future.

Mr. Strausser moved to approve the following: a variance of Section 2005.1. to permit the proposed parking on a different lot; a variance of Section 2005.2. to permit the proposed parking to be within the different R-3 zoning district; a variance of Section 2005.3. to permit access to parking from a different zoning district; a variance of Section 2405.5.A. Appendix A. Design Standard 15.6. to permit the connection from a street network in only one location. Mr. Stephens seconded the motion. The motion was approved 5-0.

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**St. John Neuman Catholic Church
601 East Delp Road, R-2 Residential**

PLZHB21153

Bud Grove, Angela Allison, Tom Conner of St. Neuman Church and Theodore Vedock were sworn in for testimony.

Mr. Vedock stated that the church is making renovations to the nave in the building and plan a new outdoor sign. The existing outdoor sign is far from the building entrance and is in poor condition and needs repaired. The Manheim Township Zoning Ordinance does not permit a Electronic Variable Messaging Sign (EVMS) within this R-2 residential zoning district.

The proposed sign would comply with the other EVMS zoning ordinance regulations. The church needs a communication device for the public community. Would not need the small signs with this EVMS sign.

Referencing the site plan, Mr. Vedock described the proposed location and size of the sign.

There was a discussion of when the sign will be lit. It was decided that the operation of the sign must be in compliance with the zoning ordinance. Mr. Vedock stated that the EVMS sign will be on when the church is occupied and will be off when the church is not used.

Mr. Beyer moved to approve a variance of Section 1806.4. Table 1 Part B to permit the use of an Electronic Variable Messaging Sign (EVMS) as a component of a Public Use Sign within the R-2 Residential zoning district. Mr. Stephens seconded the motion. The motion was approved 5-0.

**Abundant Life Christian Fellowship
1947 New Holland Pike, R-2 Residential**

PLZHB21154

Paul Miller, James Boyer, Justin Smoker and Robyn Silfies, Claudia Shank were sworn in for testimony.

Referencing the site plan, Ms. Shank described the property as 4.5 acres within the R-2 Residential zoning district and described the location of the proposed cemetery. The proposed cemetery is accessory to the House of Worship use which is a use by special exception. The cemetery would be compliant with the special exception criteria.

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Mr. Boyer created the site plan and described the existing land improvements on the property and the location of the proposed cemetery. The cemetery will have 125 burial plots for remains only. The cemetery will be accessed from the parking lot.

Mr. Smoker explained the operation of the proposed cemetery. Only church members and family will be buried on the cemetery. Will contract lawn mowers to mow the cemetery. The memorials will be no taller than 10 feet in height as per the cemetery bylaws. Visitors to the cemetery will be restricted to dawn to dusk. The excavator of the graves is a church member.

Neighbor Mr. Silfies voice concerns of the height of the tomb stones, stormwater runoff, property values, and the direction of the stormwater runoff. Mr. Boyer stated that there will be no water runoff from the property.

Neighbor Laura voiced concerns regarding funeral services, property values, and traffic on New Holland Pike. Ms. Shenk stated the services would be infrequent and would not affect the neighboring properties. Mr. Smoker stated that a funeral service will have persons to direct the traffic.

Mr. Strausser moved to approve a special exception in accordance with Section 803.9. to install and operate a cemetery on the property as an accessory use to the house of worship use. Mr. Stephens seconded the motion. The motion was approved 5-0.

Proceedings adjourned at 7:45 PM.

The next regularly scheduled Manheim Township Zoning Hearing Board meeting will be on Monday, June 7, 2021 at 6:30 PM on zoom.

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