

Manheim Township Zoning Hearing Board Minutes
Monday, June 7, 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	Absent

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.

KimRan Property Management LLC **PLZHB21213**
117 McKinley Avenue, I-2 Industrial and T-6 Urban Transition Overlay

Keith Good and Randy Geissler were sworn in for testimony on zoom computer conference.

Mr. Good explained that Mr. Geissler purchased this property for Patriot Towing to operate a towing business to place wrecked vehicles from vehicle accidents for the Manheim Township Police Department. The Manheim Township Police requires the property to be located within Manheim Township. The building will be located close to McKinley Avenue as required by the Zoning Ordinance. There will be an office, garage, and second floor living area in the building.

Mr. Good explained the requested variances regarding motor vehicle parking encroaching within the planting strip, the open area percentage, and motor vehicle parking encroaching within the perimeter buffer with parking spaces. Mr. Good stated that the screening zoning ordinance requirement will be met. Fences will be placed around the property to screen the cars from view.

The Board asked why not create more open area. Mr. Geisler explained that turn around space in the parking lot is need for motor vehicles including tractor trailers.

Mr. Geissler stated that the living area in the building will be used by employees to be available overnight for the business. Mr. Geissler stated that the this is not a junk yard, the cars will not be dissembled on this property.

Mr. Good stated that this property was previously used for used oil collection and storage by ERC and was always an industrial site in the past.

Zoning Hearing Board Minutes

Monday, June 7, 2021

Page 2

Mr. Strausser moved to approve the following: a variance of 2407.5.J.5.c. to permit the parking of motor vehicles within the required 15-foot-wide perimeter buffer area; a variance of Section 2407.5.J.6. to permit less than the required 20 percent of open area on this lot; a variance of Section 2512.2.A. to permit motor vehicles to park within the required 10-foot-wide planting strips. Mr. Beyer seconded the motion. The motion was approved 4-0.

**Jeff and Jill Stoltzfoos
1544 New Holland Pike**

PLZHB21214

Steve Gergely, Evert Schram, Jeff Stoltzfoos, and Jill Stoltzfoos were sworn in for testimony.

Mr. Gergely explained the location of the property and the contents of the property. This property and dwelling have been vacant since 1979. The Stoltzfoos' plan to renovate the property and dwelling with building additions.

Mr. Gergely explained the existing building setbacks and stated that the proposed additions would encroach 2 feet further into the side yard setback than the existing building. He explained the requested variances regarding the side yard building addition encroachments.

Mr. Schram explained that the additions will be sensitive to the house historic value. The goal is to keep the square footage closer to the house to make it look like was always there. The renovations will be compatible with the neighborhood.

The Board asked if there is a hardship regarding the 2-foot encroachment which may not be needed. Mr. Schram stated that he wants to keep the symmetry of the building with that lean-to extension to offset the big mass of the house. The lawn mower will be stored in the lean-to extension.

Mr. Stoltzfoos stated that the neighbors support this project.

Mr. Beyer moved to approve a variance of Section 705.2. B.3.d. ii. to permit the proposed master suite and garage additions to encroach further within the required 15-foot side yard building setback than the existing dwelling. Mr. Stephens seconded the motion. The motion was approved 4-0.

This meeting was adjourned at 7:17 PM. The next regularly scheduled Manheim Township Zoning Hearing Board meeting will be on Tuesday, July 6, 2021, at 6:30 PM on zoom.

Z:\Zoning Hearing Board\MINUTES\2021\0607021 ZHB minutes.doc