

**Manheim Township Zoning Hearing Board Minutes**  
**Wednesday, September 8, 2021**  
**6:30 P.M.**

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Attendance:

David Wood	Present
Greg Strausser	Present
David Beyer	Absent
James Stephens	Absent
Jane Macedonia	Present

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

Chairman Wood announced that since the Pennsylvania Covid 19 related directives were rescinded the Zoning Hearing Board and the applicants would be heard in person at the Manheim Township Municipal office. The zoom availability is only for the public to watch the meeting without participation.

Chairman Wood called the regular meeting to order and requested a roll call. Zoning Hearing Board members and applicants were in attendance in person at the Manheim Township municipal building.

The entirety of the public hearing was stenographically recorded.

**Michael Baker International** **PLZHB21347**  
**SR 23 East Walnut Street & Pleasure Road, 150 Pitney Road., R-3 Residential zoning district**

Gail Farley of Michael Baker International and Cindy McCormick of the City of Lancaster were sworn in for testimony.

Ms. Farley explained the location and construction of the proposed pedestrian walkway bridge along the west side of the Conestoga River and east side of SR 23 East Walnut Street. The pedestrian walkway will be 675 feet in length and 10 feet in width.

Ms. Farley stated that there were 3 alternate proposals for the pedestrian walkway placement. This proposal using a bridge was deemed the most desirable instead of placing the walkway on SR 23. This pedestrian bridge would be part of the Northeast Greenway Trail Extension project and would connect Lancaster City to Conestoga Pines Park.

Ms. Farley explained the variance request of Section 304.4.A. and 303.4.B of the Manheim Township Floodplain Ordinance. The supports for this bridge would be constructed within the 100-year floodplain. It was calculated that the bridge supports would raise the 100-year flood elevation by 1/10 of a foot. The Floodplain Ordinance does not permit any rise in floodplain elevation.

Ms. Farley stated that Michael Baker received approval for the Conditional Use of this proposed structure on June 28, 2021, from the Manheim Township Board of Commissioners in accordance with the Manheim Township Floodplain Ordinance.

The Board questioned where parking would be located for use of the walkway. Ms. McCormick stated that parking would be at the new operations center.

There was discussion that this bridge would increase pedestrian traffic in the areas and that signs should be updated for safety reasons.

Ms. McCormick stated that this walkway is a part of the Conestoga Pines Park Master Plan.

Ms. Macedonia moved to approve a variance of Section 304.4.A and Section 304.4.B. of the Manheim Township Floodplain Ordinance to permit the increase in water surface elevation for the proposed elevated walkway / pedestrian bridge along the Conestoga River parallel to SR 23 East Walnut Street near the intersection of Pleasure Road. Mr. Strausser seconded the motion. The motion was approved 3-0.

**Mark Kilpatrick**  
**1512 Zarker Road, R-2 Residential zoning district**

**PLZHB21348**

Mark Kilpatrick, Beth Kilpatrick, Sallie Krueger, and Joe Krueger were sworn in for testimony.

Mr. Kilpatrick explained that he is planning to construct a 16-foot by 16-foot deck in the rear yard which encroaches within the 15-foot side yard building setback and 35-foot rear yard building setback. He stated that he was not aware that the setback would be so great. Mr. Kilpatrick stated that the hardship is because of his small lot.

There was a discussion about relocating the proposed deck to reduce the setback variances needed to construct the deck. Mr. Kilpatrick stated that any other location on the property, the proposed deck would still encroach within the 35-foot rear yard setback. In addition, the setback distance of the deck would get worse if the deck would be moved further into the property because of the property line angles.

Mr. Kilpatrick stated that the deck will be designed for a hot tub weight and will have a 4-foot walkway surrounding the hot tub.

Neighbors Mr. & Mrs. Krueger stated that they support the deck and hot tub location and construction.

Mr. Strausser moved to approve a variance of Section 2106 and Section 805.2.B.3.d. to construct a deck which encroaches within the 35-foot rear yard building setback and the 15-

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foot left side yard building setback. Ms. Macedonia seconded the motion. The motion was approved 3-0.

This meeting was adjourned at 7:13 PM. The next regularly scheduled Zoning Hearing Board meeting will be held on Monday, October 4, 2021, at the Manheim Township Library, 595 Granite Run Drive, Lancaster, Pa. 17601