

**Manheim Township Zoning Hearing Board Minutes**  
**Monday, April 5, 2021**  
**6:30 P.M.**

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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 on 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 applicant 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 present through Zoom. Court Reporter, Rhonda Adams, was present in person.

The entirety of the public hearing was stenographically recorded.

**Pennsylvania Lines LLC**  
**1230 Plaza Blvd., I-2 Industrial, D-R Retrofit Overlay**

**PLZHB21072**

Jerry Besko, Paul Batyko, and Kevin Werner were sworn in for testimony on zoom computer conference.

Mr. Batyko began by reviewing a power point presentation showing photographs of the area and location of the proposed billboard sign within industrial and commercial areas of Manheim Township.

Referencing the drawings of the billboard sign Mr. Batyko stated the proposed sign will be double sided. Each side would be 300 square feet instead of the required 72 square feet and will be an Electronic Variable Messaging Sign (EVMS). The height will be 45 feet instead of the required 25 feet.

Mr. Batyko explained the variance requests of the height and sign area. The 300 square foot area sign is typical for a 2-lane road in the sign industry.

Mr. Besko stated that there is an unnecessary hardship because of the bridge height and a narrow lot. The sign will be on the property of a class one railroad track of the parent company of Norfolk Southern Railway. The sign could not be seen at a height of 25 feet. The required 72 feet of sign area is smaller than the national standard and is a safety issue because it would be too small.

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Mr. Strausser moved to deny a variance of Section 1806.1. Table 2 Part B to permit the square footage of the freestanding billboard sign area to exceed 72 square feet; approve a variance of Section 1806.1. Table 2 Part B to permit the height of the freestanding billboard sign to exceed 25 feet; approve a variance of Section 1806.4.A. to permit the area of an Electronic Variable Messaging Sign (EVMS) to exceed 60 percent of the total freestanding billboard sign area. Mr. Stephens seconded the motion. The motion was approved 3-1, with Mr. Wood dissenting.

### **High Associates**

**PLZHB21073**

#### **1430 Harrisburg Pike, I-1 Industrial and D-R Retrofit Overlay**

Kent Eckert, Jon Shuck and Ken Hornbeck were sworn in for testimony.

Attorney Claudia Shenk began referencing a site plan and describing the property, the location of the property, and the variance request to construct a 17-foot-tall canopy tall at the front of the building for ambulances and fire trucks. Ms. Shenk stated that that a Penn State Pediatric medical office would locate in the building.

Ken Hornbeck explained the topography of the property and the area, stated that the building will be renovated into a single-story medical office with the skin of the building to be altered. Mr. Hornbeck explained the surrounding areas including the Crossings at Conestoga Creek shopping center.

Mr. Shuck of Penn State explained the need for the 17-foot canopy by describing the types and heights of vehicles that will use the canopy and the front of the building. Mr. Shuck stated that a 10-foot-tall canopy would not be adequate.

Mr. Stephens moved to approve a variance of Section 2103.1.to construct a freestanding canopy at the entrance of the building to exceed the 10-foot maximum height requirement. Mr. Strausser seconded the motion. The motion was approved 4-0.

### **Oregon Pike Group LP**

**PLZHB21074**

#### **363 Breckenridge Way, R-2 Residential**

Brian Cooley, Brad Forney, Andy Griner, John Schick and Dana Clark were sworn in for testimony.

Mr. Cooley referenced a site plan, described the existing property with a dwelling and explained the proposed office building and parking lot. A three-story office building with 1,500 square feet of be a medical / dental office space on first floor and the second and third floor will be professional offices will be constructed on this property. Two lots will be joined together as one. Mr. Cooley explained the variance regarding office building and

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patio setbacks to Oregon Pike and the parking lot encroachment into the buffer along Ashbourne Avenue. The Manheim Township School district submitted a letter permitting this project to use their private road, Ashbourne Avenue, as a second entrance.

Mr. Forney explained that he was planning for this building before the pandemic, and he sees a need for offices even after the pandemic.

Mr. Schick explained the traffic study for this project and the proposed Oregon Pike improvements. Penn Dot approved the traffic study and entrance onto Oregon Pike.

There was a discussion regarding the parking variance request with 12 parking spaces short of the required spaces. Mr. Schick stated the 165-parking space variance request meets the parking standards for this type of building.

Mr. Clark referenced a computer image of the proposed building described the building and the use of the building.

Mr. Cooley explained the requested variances, the reasons for the variances, and the variance criteria.

There was a discussion that the proposed building location is because of the needed parking for a 3-story building. Why not build a 2-story building to and not need as many parking spaces? Mr. Forney stated that the 3-story building matches the existing buildings, and it makes this project economically feasible.

Mr. Beyer moved to approve the following: (1) a variance of Section 1105.2.B.5.e. to permit building encroachment within the 20-foot perimeter buffer; (2) a variance of Section 2002.8. to reduce the total required number of parking spaces for the existing office building and the proposed medical/dental office and general office building; (3) a variance of Section 2005.4. to permit the parking lot to encroach within the 20-foot perimeter buffer area; (4) a variance of Section 2106. to permit the placement of a patio within the 40-foot Oregon Pike front yard setback; (5) a variance of Section 2213. to permit the building to encroach within the 40-foot Oregon Pike front yard setback; (6) a variance of Section 2808.1. to extend the time limitations to 3 years from this date to obtain all necessary permits and 4 years from this date to complete construction; (7) a variance of Section 2410.3.A. Appendix A Form Based Code Section 4.5. not to place 60 percent of the building along the build to line; (8) a variance of Section 2410.3.A. Appendix A, Form Based Code Section 13.4. to permit the placement of the parking lot within the front of the building and within the 15-foot build to line along Ashbourne Avenue; (9) a variance of Section 2410.3.A., Appendix A, Form Based Code Section 14.3. to provide a 5-foot-wide sidewalk instead of the required 10-foot-wide sidewalk. Mr. Stephens seconded the motion. The motion was approved 4-0.

Proceedings adjourned at 9:15 PM.

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The next regularly scheduled Manheim Township Zoning Hearing Board meeting will be on Monday, May 3, 2021 at 6:30 PM on zoom.

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