

Manheim Township Zoning Hearing Board Minutes
Tuesday, July 6, 2021
6:30 P.M.

Attendance:

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

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

Mr. Wood announced that since the Pennsylvania Covid 19 related directives were rescinded the Zoning Hearing Board and the applicants would be heard in person at the Manheim Township Municipal office.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.

David 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. Court Reporter, Rhonda Adams, was also present in person.

The entirety of the public hearing was stenographically recorded.

Randy Gilliland
2277 Lititz Pike, R-2 Residential

PLZHB21270

Rand Gilliland was sworn in for testimony.

Mr. Gilliland explained that he wants to place a pole building to house the boat and camper, constructing it 2 feet from the property line. In addition, a patio is also planned to be constructed to encroach within the side yard building setback. The reason is that he cannot place the building and patio in the rear because of a sewer easement and 2 Sycamore trees that he does not want to cut down.

Mr. Gilliland stated that the pole building will be detached from the house with a 1-foot gap between the house and the pole building.

Neighbor Kathy Speicher voiced support for this project.

Mr. Strausser moved to approve the following: a variance of Section 2102.5. to permit the proposed garage to encroach within the required 15-foot side yard building setback; a variance of Section 2106. to permit the proposed patio to encroach within the 15 -foot side yard building setback. Mr. Stephens seconded the motion. The motion was approved 3-0.

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Ryan Gibbs

PLZHB21261

941 Louise Avenue, R-3 Residential and T=4 Urban Neighborhoods Overlay

Ryan Gibbs was sworn in for testimony.

Mr. Gibbs explained that he has a small single car garage and does not have any storage and wants to remove shrubs and place a shed in the rear yard. He also plans to place a playset in the rear yard for his children.

Mr. Gibbs explained the shed and playset would be placed 2 feet from the side property line which encroaches within the 5-foot required setback.

Mr. Gibbs stated that the neighbors are in support of this project.

There was a discussion of the placement of the shed and playset. Mr. Gibbs stated that the neighbors have shrubs on their property which would screen the shed and playset.

Mr. Strausser moved to approve a variance of Section 2103.2. for the placement of a shed and playset to encroach within the required 5-foot setback from the side property line. Mr. Stephens seconded the motion. The motion was approved 3-0.

Jonathon Juffe

PLZHB21263

387 Fern Lane, R1 Residential

Cases PLZHB21262 and PLZHB21263 were heard together in one testimony by both applicants. There will be a decision for each case.

Zachary Juffe and Jonathon Juffe were sworn in for testimony.

Jonathon explained that both lots are double frontage lots and they have two front yards. The yards to the rear of the dwellings on both lots are located along Petersburg Road.

Jonathon and Zachary both stated that the reason they want to install the 6-foot-tall fences is on their properties is for the safety of their dogs and children. Jonathon stated that other lots have 6-foot-tall fences along Petersburg Road.

There was discussion of the placement of the fence on both lots and described each lot in detail. He stated that the proposed fences would be outside of the sidewalk easement and behind the evergreen trees toward the dwellings along Petersburg Road and would not be visible from Petersburg Road.

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Mr. Strausser moved in case PLZHB21263 to approve a variance of Section 2108.1. to permit a 6-foot-tall fence within the front yard; a variance of 2213 to permit a 6-foot-tall fence within the 40-foot Petersburg Road front yard special building setback; a variance of Section 2108.6. to permit the placement of a solid fence within the required front yard setback along Petersburg Road. Ms. Macedonia seconded the motion. The motion was approved 2-1 with Mr. Stephens dissenting.

Zachary Juffe
381 Fern Lane, R1 Residential

PLZHB21262

Ms. Macedonia moved in case PLZHB21262 to approve a variance of Section 2108.1. to permit a 6-foot-tall fence within the front yard; a variance of 2213 to permit a 6-foot-tall fence within the 40-foot Petersburg Road front yard special building setback; a variance of Section 2108.6. to permit the placement of a solid fence within the required front yard setback along Petersburg Road. Mr. Strausser seconded the motion. The motion was approved 2-1 with Mr. Stephens dissenting

Westminster Presbyterian Church
2251 Oregon Pike, R-2 Residential

PLZHB21264

Joyce Gerhart of RGS and Micheal Ploutz of Westminster Church were sworn in for testimony.

Ms. Gerhart explained the addition construction and placement on the property. She stated that the addition would be for storage. No additional staff and church members are planned.

Ms. Gerhart stated that the addition has garage doors and people doors to access ground level for both the lower and upper levels. There will be an access drive for both levels of the addition.

Ms. Gerhart stated that a special exception is requested to construct this addition to the church building.

Mr. Ploutz explained that this addition will be for storage of equipment, paint, and other maintenance materials for the maintenance of the church building and property. The addition will also house a wood shop to repair doors and the church building, only used by church volunteers and staff. For profit use of the proposed maintenance building addition would not be allowed.

Mr. Strausser moved to approve a special exception in accordance with Section 803.1. to permit a building addition to the existing House of Worship for a proposed maintenance building and necessary access drive to service the on-site Church. Mr. Stephens seconded the motion. The motion was approved 3-0.

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This meeting was adjourned at 7:26 PM. The next regularly scheduled Manheim Township Zoning Hearing Board meeting will be on Monday, August 2, 2021, at 6:30 PM, in person and open to the public at 1840 Municipal Drive, Lancaster, Pa. 17601.

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