

**Manheim Township Zoning Hearing Board Minutes**  
**Monday, August 2, 2021**  
**6:30 P.M.**

---

Attendance:

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

Zoning Hearing Board, 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.

Chairman Wood announced that since the Pennsylvania Covid 19 related directives were rescinded the Zoning Hearing Board and the applicants would be heard in person at the Manheim Township Municipal office.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. Court Reporter, Allen Blank, was also present in person.

The entirety of the public hearing was stenographically recorded.

Chairman Wood announced that a letter was received requesting a time extension for Tell Real-Estate.

Alex Piehl of RGS explained that he sent a letter requesting a time extension of a previously approved case, PLZHB19220, requesting variances of the build to line for Tell Manufacturing to construct an addition to their building. Mr. Piehl stated that the land development review process is almost complete. There was a delay because of COVID 19. The request is for an additional year.

Mr. Wood requested a roll call vote. The vote was 4-0 to approve the request.

**Melvin Petersheim** **PLZHB21308**  
**632 & 662 Integrity Drive, R-1 Residential zoning district**

Melvin Petersheim and David Erickson were sworn in for testimony.

Mr. Petersheim explained that he would like to combine two of his lots together for his farm. Combining the lots would create one lot at 9.53-acre lot outside of the floodplain, which would not meet the 10-acre zoning ordinance requirement for a farm.

Mr. Petersheim stated that the zoning ordinance does not permit floodplain area to be counted as lot area, so he is requesting a variance to permit the floodplain area on the lot to be counted as lot acres to create a 10-acre lot.

**Zoning Hearing Board Minutes**

**Monday, August 2, 2021**

**Page 2**

Neighbor Mr. Erickson asked Mr. Petersheim if he plans on building houses on the combined lot. Mr. Petersheim stated no. Mr. Petersheim stated that he plans to continue the farm use. Mr. Petersheim then stated the reason for combining the two lots is that he is planning to construct a barn to store hay and exercise his horses. The location of the future barn would be across the property line of the two lots.

Mr. Stephens moved to approve the following: a variance of 2403.3., T-1 Natural Resources Overlay Area, to permit the floodplain to be used to compute the minimum lot area requirement of the proposed consolidated lot; a variance of Section 705.2.A.1. to permit the proposed consolidated lot to contain less than 10 acres outside of the floodplain. Mr. Strausser seconded the motion. The motion was approved 4-0.

**CGA Architects, Inc**

**222 Eden Road, B-4 Business, D-R retrofit Overlay**

**PLZHB21309**

Keith Good was sworn in for testimony.

Mr. Good explained the request to construct an additional swimming pool replacing a portion of the parking lot along Eden Road. Mr. Good stated that the existing swimming pool gets full, and they need another swimming pool to alleviate the overcrowding.

Mr. Good stated that the proposed swimming pool would encroach within the 100-foot front yard setback for full-service hotels. Mr. Good reviewed the requested variances and explained the need for the variances.

Mr. Good stated that they researched alternative locations that the swimming pool could be placed on this property, but this is the best location to place the swimming pool because it would be next to the existing swimming pool.

Mr. Strausser moved to approve a variance of Section 2104.4. to permit the construction of a swimming pool within the 100-foot front yard building setback; a variance of Section 2103.3. to permit a pool equipment building within the 100-foot front yard building setback; a variance of Section 1405.2.B.5.a. to permit the swimming pool, patios, opaque walls, swimming pool equipment building, and pergola to be constructed within the 100-foot front yard building setback; a variance of Section 1405.2.B.5.d. to permit the reduction of the perimeter buffer to 8 feet wide in the area of the swimming pool patio closest to Eden Road; a variance of Sections 2108.2. to permit freestanding walls and fence taller than 42 inches in height within the 100-foot front yard building setback; a variance of Section 2108.6. to permit opaque freestanding walls within the 100-foot front yard building setback; a variance of Section 2106. to permit the swimming pool patios to encroach within the 100-foot front yard building setback. Ms. Macedonia seconded the motion. The motion was approved 4-0.

**Zoning Hearing Board Minutes**

**Monday, August 2, 2021**

**Page 3**

**Helen Smoot**

**2375 Henbird Lane, R-1 Residential**

**PLZHB21310**

Helen Smoot and Charles Smoot were sworn in for testimony.

Mrs. Smoot explained that she is moving her existing hair salon to her house from a rented space. The operation of the hair salon would be 3 days a week Wednesday, Thursday, and Friday, 12:00PM to 7:00PM, by appointment only. Mrs. Smoot stated that she will have one chair and service one customer at a time.

Referencing the floor plan, Mrs. Smoot stated that the hair salon will operate in the basement of the dwelling and would use 400 square feet of basement area. The Board questioned the square footage calculations on the site plan for the hair salon. Mrs. Smoot attested that the hair salon would be no more than 400 square feet of area. Mrs. Smoot stated that there are 9 parking spaces on the property available to customers.

Ms. Macedonia moved to approve a special exception in accordance with 2110.4.M.3. to operate a single chair hair salon as a major home occupation. Mr. Stephens seconded the motion. The motion was approved 4-0.

**Robert and Kathleen Balasavage**

**381 Fern Lane, R1 Residential**

**PLZHB21311**

James Stephens recused himself from participating in voting for this case and left the meeting.

Robert and Kathleen Balasavage were sworn in for testimony.

Mr. Balasavage stated that Kathleen and he are moving to this property and would like to convert the former medical office into an accessory dwelling unit for Kathleen's parents, Mr. & Mrs. Daniel Fritch, to live there. A screened porch would be constructed that would be included in the accessory dwelling unit square footage to be used by the Fritch's.

Mr. Balasavage explained the requested variances regarding the size of the accessory dwelling unit and the front yard setback of the screened porch.

The Board asked if the porch could be placed in another location on the property, and why the need for a screened porch. Mr. Fritch stated that this is the best location for the screened porch because it is more functional in this location, and it would shield the view of the living space from the street. Mr. Fritsch stated that this porch allows him to live separate from the Balasavages, gives him quality of life, and the front porch will give him a safe place to be outside.

**Zoning Hearing Board Minutes**

**Monday, August 2, 2021**

**Page 4**

Mr. Strausser moved to approve a special exception in accordance with Section 2515. to convert a prior medical office into an accessory dwelling unit; a variance of Section 2515.6. to permit the proposed accessory dwelling unit to exceed 1,000 square feet of floor area which includes the proposed screened porch; a variance of Section 905.2.B.3.d.i. to permit the proposed screened porch addition to encroach within the front 25-foot yard building setback along Cameron Avenue. Ms. Macedonia seconded the motion. The motion was approved 3-0.

This meeting was adjourned at 7:22 PM.