

Manheim Township Zoning Hearing Board Minutes
Monday, October 4, 2021
6:30 P.M.

Attendance:

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

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Chairman Wood announced that the Pennsylvania Covid 19 related directives were rescinded the Zoning Hearing Board and the applicants would be heard in person at the Manheim Township Library. 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 and announced the agenda. Zoning Hearing Board members and applicants were in attendance in person at the Manheim Township Library building.

The entirety of the public hearing was stenographically recorded.

SKL Properties and KSL Partners
2061 and 2091 Grand Street, B-3 Business and D-R Retrofit Overlay

Attorney Mark Stanley explained that he mailed a letter to the Manheim Township Zoning Hearing Board requesting 2-year time extensions for SKL Properties and KSL Partners of all variances approved under the two prior Zoning Hearing Board cases of PLZHB17004 and PLZHB 20148 for the construction of Phase 2 and 3 of the Overlook Town Center.

Mr. Stanley further explained the reason for the delay is because of Covid 19 effect on design projects, delay of the progress of prints, and uncertainty and delay of the construction material supply chain.

There was a discussion of the time extension request of June 1, 2024, to obtain permits and June 1, 2025, to complete construction.

Mr. Stephens moved to approve a 2-year extension for both time periods for the necessary permits and to initiate construction; June 1, 2024, to obtain permits and June 1, 2025, to complete construction for cases PLZHB17004 tied with PLZHB20148. Mr. Strausser seconded the motion. The motion was approved 4-0.

Zoning Hearing Board Minutes

Monday, October 4, 2021

Page 2

Scott Lefever

PLZHB21376

1137 North Bristol Drive, R-1 Residential

Scott Lefever and Joni Lefever were sworn in for testimony.

Refencing the submitted documents, Mr. Lefever explained his project to construct a garage on the side of the house to park his pickup truck. He further explained that the proposed garage would encroach into the 30-foot front yard building setback along Quarry Road.

Mr. Lefever explained that he is requesting a variance to encroach 5 feet into the 30-foot front yard building setback. The reasons for the variance are that he has 3 front yards on his property and that his truck has been broken into. Mr. Lefever stated that he discussed this project with the neighbors, and they support the garage construction.

Mr. Strausser moved to approve a variance of Section 705.2.B.3.d.i. to permit the construction of an attached garage to encroach within the front yard building setback. Mr. Beyer seconded the motion. The motion was approved 4-0.

Oaktree Outdoor Advertising

PLZHB21377

1650 Manheim Pike, B-4 Business and D-R Retrofit Overlay

Devon Wagner was sworn in for testimony.

Mr. Wagner stated that he is requesting 3 variances and explained the variances regarding, the construction of a 120 square foot sign to exceed the 72 square foot requirement, to encroach within the side yard building setback by 13 feet, and to permit the Electronic Variable Messaging Sign (EVMS) to be 100 percent of the sign area instead of the 60 percent requirement.

Mr. Wagner stated that the existing sign will be removed, and a new sign will be constructed. The new sign will be within one parking space and would be placed 12 feet from the side yard.

Mr. Wagner stated the following reasons for variance requests: the required 72 square feet and the 60 percent Electronic Variable Messaging Sign (EVMS) requirement does not meet the industry standard for a sign, and the municipalities surrounding Manheim Township allow 300 square foot billboard signs along their secondary arteries.

There was a discussion regarding the need of the proposed sign square footage, the need of a 100 percent Electronic Variable Messaging Sign (EVMS), and the readability and safety issues of smaller signs.

Zoning Hearing Board Minutes

Monday, October 4, 2021

Page 3

Mr. Strausser moved to deny the request for 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 the request for a variance of Section 1806.1. and Section 1405.2.J.5.b. to permit the placement of the free-standing billboard not to meet the required minimum side yard building setback of 25 feet; approve the request for a variance of Section 1806.4.A. to permit the area of an Electronic Variable Messaging Sign (EVMS) to exceed 60% of the total free-standing billboard sign area. Mr. Beyer seconded the Motion. The motion was approved 3-1 with Mr. Stephens dissenting.

This meeting was adjourned at 7:40 PM. The next regularly scheduled Zoning Hearing Board meeting will be held on Wednesday, November 3, 2021, at the Manheim Township Library, 595 Granite Run Drive, Lancaster, Pa. 17601

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