

**Manheim Township Zoning Hearing Board Minutes**  
**Monday, February 7, 2022**  
**6:30 P.M.**

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Attendance:

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

The Zoning Hearing Board, Zoning Hearing Board Solicitor Neil Albert, Zoning Officer Lisa Douglas, and Assistant Zoning Officer Samuel Maurer were in person in the Morgan Center located at Manheim Township Library.

Mr. Wood called the regular meeting to order and requested a roll call and announced the agenda. Zoning Hearing Board members were in attendance in person at the Manheim Township Library building. Mr. Wood stated that there is a quorum.

Mr. Albert confirmed with Samuel Maurer that this zoning hearing board meeting was correctly advertised and posted at the Manheim Township library, Manheim Township municipal office building, and on the effected properties. Mr. Maurer stated yes.

This meeting was stenographically recorded.

Mr. Wood explained the process of the zoning hearing board and announced the agenda.

**Imperium Real Estate LLC  
1860 Oregon Pike, B-2 Business, and D-C Corridor Overlay**

**PLZHB22008**

David Beyer recused himself from voting on this case because he is an employee of the architectural firm designing this building.

Ed Ostrowski submitted a letter requesting a continuance of this case to the March 7, 2022, Zoning Hearing Board meeting. Mr. Ostrowski explained that applicant wanted to add an additional variance regarding the size of the medical office which was not advertised for this meeting.

Mr. Stephens moved to continue this case the March 7, 2022, Zoning Hearing Board meeting. Mr. Strausser seconded the motion. The motion was approved 4-0.

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**CGA Architects**

**PLZHB22009**

**2568 Lititz Pike, B-2 Business and T-5 Neffsville Overlay**

Keith Good and Christian Macedonia were sworn in for testimony.

Jane Macedonia recused herself from voting on this case because she is related to the applicant.

Mr. Good explained this project to construct a 1,000 square foot addition for an exam room for this proposed medical office for maternal fetal medicine. The existing drive through canopy will be demolished and this addition will be built in its place.

Referencing the site plan Mr. Good explained the requested variances regarding: a proposed 7 ½ foot side yard building setback, reducing the landscaping perimeter buffer to 4 feet, reducing the width of the 10-foot planting strip to 4 feet, and encroach within the Lititz Pike front yard building setback with the proposed addition.

Mr. Good explained that the lot is very narrow and no matter where you would construct the addition variances would be required. This was the best place to place the addition.

Displaying a rendering of the building Mr. Good stated that there will be no negative effect on the character of the neighborhood.

Mr. Macedonia stated that he wants his medical building to be pleasing, beautiful and calming.

Mr. Stephens moved to approve the following: a variance of Section 2213 to construct a medical office addition within the 50-foot required front yard building setback; a variance of Section 1204.2.B.5.b. to construct a medical office addition within the 25-foot side yard building setback; a variance of Section 2512.2.A. to reduce the width of the required 10-foot planting strip; and a variance of Section 1204.2.B.5.e. to reduce the width of the required 6-foot perimeter buffer. Mr. Beyer seconded the motion. The motion was approved 4-0.

**William C. Schwartz Jr**

**PLZHB22010**

**170 Delp Road, R-2 Residential**

Greg Strausser, Peter Wertz, Elizabeth Luke, and Heather Hurly were sworn in for testimony.

Greg Strausser recused himself from voting on this case because he is the civil engineer for this project and will be testifying for this case.

Mr. Wertz explained this case and stated that this 30-acre property will be subdivided into 2 parcels. There is a house and barn that are preexisting and nonconforming regarding the

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setbacks. Mr. Wertz explained the requested variance regarding the existing house and barn front yard setbacks and the future pole barn front yard setback. A portion of this property will be dedicated to Manheim Township to expand the Delp Road right of way to the required width.

Ms. Hurley stated that they are selling trees from the property and maintain horses on the property. There is water runoff flooding in the horse ring area which is the reason to build the future pole barn, with a horse ring inside the barn, to redirect the water runoff. She stated that she wants a breezeway between the 2 barns to transfer the horses between barns.

Mr. Strausser explained the flooding of the property which is caused partially by a new subdivision project in the area and a clogged storm sewer inlet on Delp Road. The discharge from the storm sewer pipe goes into horse rink. The future pole barn will be built and will create swales around the pole barn to redirect the stormwater flow.

There was discussion regarding the requested time extension to build the pole barn. It was decided to request a time extension of 3 years to obtain permits and 4 years to complete construction.

Elizabeth Luke of 278 Delp Road stated that she is concerned with water discharge onto her property from this project. The site plan was reviewed by Ms. Luke and Mr. Strausser. It was decided that this project would not affect her property.

Mr. Beyer moved to approve the following: a variance of Section 805.2.A.4.a.i. to permit a 3.75-foot front yard setback for an existing principal use farm dwelling; a variance of Section 805.2.A.4.a.iii. to permit a 15.73-foot front yard setback for an existing accessory use barn; a variance of Section 805.2.A.4.a.iii. to permit a 52.71-foot front yard setback for a future accessory use pole barn; a variance of Section 2808.1. to permit 3 years to obtain a building permit for the future pole barn after zoning approval, and 4 years to complete construction of the future pole barn after date of zoning approval. Mr. Stephens seconded the motion. The motion was approved 4-0.

This meeting was adjourned at 7:27 PM. The next regularly scheduled Zoning Hearing Board meeting will be held on Monday, March 7, 2022, at the Manheim Township Public Library, 595 Granite Run Drive, Lancaster, Pa. 17601