

Manheim Township Zoning Hearing Board Minutes
Monday, April 4, 2022
6:30 P.M.

Attendance:

David Wood	Present
Greg Strausser	Present
David Beyer	Absent
James Stephens	Present
Jane Macedonia	Present
Patrick Trimble	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. The 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 meeting and announced the agenda.

Oaktree Outdoor Advertising LP
1500 Oregon pike, B-4 Business, and D-R Corridor Overlay

PLZHB22056

Devon Wagner and Bruce Clark were sworn in for testimony.

Referencing the site plan Mr. Wagner described the location of the proposed freestanding billboard sign. He stated that the sign would comply within the setbacks, will be 25 feet in height and 72 square feet in area.

Mr. Wagner requested a variance to permit the Electronic Variable Messaging Sign (EVMS) to be 100% of the 72 square foot sign area instead of the required 60% of the sign area.

The Board inquired what is the hardship?

Mr. Wagner stated the visibility of the sign, cars would not be able see the sign at 45 square feet in area.

There was a discussion what could be done to comply with the zoning ordinance. It was determined that the size of the sign is the hardship.

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Mr. Clark explained as a frequent motorist along these signs are distractive.

Mr. Wagner stated that on premise digital signs and billboard digital signs are regulated by the Commonwealth of Pennsylvania regarding brightness, depending on the location of the sign. The regulation limit for the brightness of the sign is 300 nits.

Mr. Strausser moved to deny 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. There was not a second offered, so the motion was not carried.

Mr. Stephens moved to approve 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. Ms. Macedonia seconded the motion. The motion was approved 5-0.

Oaktree Outdoor Advertising LP 1950 Fruitville Pike, B-4 Business and D-R Retrofit Overlay

PLZHB22057

Devon Wagner was sworn in for testimony.

Mr. Wagner described the location of this property and stated that this is the same testimony as the prior case.

The Board inquired what is the hardship?

Mr. Wagner stated the 45 square feet (60% of the 72 S.F. sign area) is too small for traffic to see when passing by.

Mr. Wagner stated that the proposed freestanding sign would meet the billboard freestanding sign setbacks and would be 2-sided sign for the north / south traffic to see. The sign would also be 25 feet in height.

Bruce Clark asked if this sign would replace the existing sign. Mr. Wagner stated no. Mr. Clark then stated that this sign would be a distraction to traffic. Mr. Clark asked if this sign can be seen by free-flowing traffic? Mr. Wagner stated yes.

Mr. Stephens moved to approve 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. Macedonia seconded the motion. The motion was approved 5-0.

Posh Properties
789 Flory Mill Road, I-2 Industrial and D-R Retrofit Overlay

PLZHB22058

Jason Posh, Michael Jeitner, and Bruce Clark were sworn in for testimony.

Referencing the existing site plan Mr. Jeitner described the property as having 5 street frontages, a PPL utility easement on the property, and an irregular shaped property.

Mr. Jeitner, civil engineer for Bohler Engineers, explained the project to construct a 3-story hotel and a 3-story self-storage facility, roadway, and parking lots on this 8.3acre property.

Referencing the proposed site plan Mr. Jeitner explained the requested variances to construct the two buildings, roadway, and parking lots. Mr. Jeitner stated that with 5 frontages they will not be able to place 60% of the building's façade at the build to lines.

There was a discussion regarding the variance request regarding not placing a sidewalk along Rohrerstown Road. Mr. Jeitner stated he did not want to place the sidewalk because of the floodplain, the lay of the land, and the possibility of a requirement to construct a bridge to over the stream.

Jason Posh explained his plans for the property and stated that he spoke with the neighbors regarding this project, and they had no problem with this project.

With public comments, Mr. Clark stated that he had safety concerns with requiring a sidewalk along Rohrerstown Road and having people walk there.

Mr. Strausser moved to approve a variance from Section 2408.2.B.1. and Section 2408.3.A. Appendix A Design Standard 4.3. and 4.4. of the Zoning Ordinance to authorize setbacks for the Mini Warehouse Facility and Proposed Hotel as shown on the Zoning plan, not complying with the build-to-line setback requirements; a variance from Section 2408.3.A., Appendix A Design Standard 4.5., of the Zoning Ordinance to authorize 0% building façade along the required build-to-Line of the proposed Mini Warehouse and Proposed Hotel; A variance from Section 2408.3.A. Appendix A and Design Standard 14.3. and 14.4. of the Zoning Ordinance to authorize 5-foot-wide sidewalks along Flory Mill Road, Shreiner Station Road and McGovernville Road, and to eliminate the requirement for sidewalk along Rohrerstown Road. Mr. Stephens seconded the motion. The motion was approved 5-0.

This meeting was adjourned at 8:00 PM. The next regularly scheduled Zoning Hearing Board meeting will be held on Monday, May 2, 2022, at the Manheim Township Public Library, 595 Granite Run Drive, Lancaster, Pa. 17601