

Manheim Township Zoning Hearing Board Minutes
Special Meeting
Wednesday, October 12, 2022
7:00 P.M.

Attendance:

David Wood	Absent
Greg Strausser	Present
David Beyer	Present
Jane Macedonia	Present
Patrick Trimble	Present

The Zoning Hearing Board, Zoning Hearing Board Solicitor Alternate Brad Harris, Zoning Officer Lisa Douglas and Assistant Zoning Officer David Bednar were in person in the Public Meeting Room at Manheim Township Municipal Building.

Mr. Beyer 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 Municipal Building. Mr. Beyer stated that there is a quorum.

Mr. Beyer explained the sunshine act regarding the Zoning Hearing Board public meeting.

This meeting was stenographically recorded.

Mr. Beyer explained the process of the Zoning Hearing Board meeting and announced the agenda.

Dereck Hench, Beth Andrew & Lisa Wood **PLZHB22338**
67 Keller Avenue, R-3 Residential District/T-4 Urban Neighborhood Overlay Area

Dereck Hench, Beth Andrew & Lisa Wood were sworn in for testimony.

Dereck Hench, Beth Andrew & Lisa Wood introduced themselves. Ms. Wood discussed that herself and Ms. Andrew are realtors and after realizing the condition of the subject property upon time it went up for sale, that they wanted to redevelop the property. Ms. Wood stated that they teamed up with Mr. Hench who has done other development projects in the area.

Ms. Wood explained where the subject property is located and ongoing development plans in the general neighborhood. Ms. Wood summarized the variances being requested. Mr. Hench discussed the potential stormwater plan for the site, the plan for parking to the rear of the building, the plan for a landscape buffer around the property and stairwells proposed on the outside of the building.

Mr. Beyer questioned Mr. Hench as to the proposed size of the building and length and width. Mr. Hench responded with rough measurements for the length, width, and square footage. Mr. Strausser and Ms. Wood discussed what is located around the subject property. Ms. Macedonia questioned the need for the 12 units in the building. Mr. Hench stated that many units are needed to recoup the property and building costs and that 12 units could keep the price of each unit down.

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Mr. Strausser asked what the building would look like. Mr. Hench said the front of the building would mirror other structures in the area and that the sides would look more modern like the Stadium Row apartments. Ms. Macedonia asked how the new building footprint compared to the existing structure and Mr. Hench did not have the figures available. Mr. Trimble discussed rent prices with Mr. Hench who stated that \$1,200 to \$1,600 dollars was a rough range.

Mr. Strausser asked if the driveway would enter and exit in the same locations and Mr. Hench stated that it would. Rebecca Dillon was sworn in for testimony. Ms. Dillon stated she lives on East Roseville Road and summarized her actions when Rutters requested variances for the property behind her. Ms. Dillon noted that she feels the ZHB just grants variances because people ask for them without considering legal ramifications and requirements for variances. Ms. Dillon challenged the information presented previously as to why they should be able to double the allowed units without knowing what it will look like. Ms. Dillon noted that with other apartment buildings being proposed in the area that this one would start a trend of other adjacent properties developing apartments. Ms. Dillon requested that the zoning laws be changed to reflect this type of development if it is supported. Ms. Dillon stated she fears the affordable housing would be government subsidized and that the building would be sold, and rent controlled by another organization. Ms. Dillon noted that they did not prove that they could not use the property to develop without the variances.

Douglas Hasselback was sworn in for testimony. Mr. Hasselback stated that Millers Trucking will be closing down and that he does not want a 5 or 3 unit apartment next door to him. Mr. Hasselback stated that the apartment would harm the value of his property and that he works harder than anyone while pointing to the ZHB. Mr. Hasselback stated that there should be no apartments there and that Glen Moore Circle was built for middle class people. Mr. Hasselback stated that there would not be enough parking for people in the apartments and they would have parties and the visitors would park on his lawn. Mr. Hasselback stated that it would make him feel better if the ZHB does not approve the application.

Donald Warren was sworn in for testimony. Mr. Warren questioned how it was reasonable to ask for double the allowed units. Mr. Warren stated that he likes the feel of the neighborhood and gets along with neighbors and is concerned how many people could reside next door to his property. Mr. Warren questioned what affordable housing is, as it was not explained by the applicant party. Mr. Warren gave examples of how he has complied with zoning regulations and asked that the applicant party do the same.

Danielle Ryan was sworn in for testimony. Ms. Ryan identified herself as an attorney for Mike Gibson the current property owner. Ms. Ryan summarized the work Mr. Gibson has attempted to accomplish on the property along with "over six figures" spent. Ms. Dillon stated that the variances are being requested to bail the property owner out of a bad investment. Ms. Dillon gave examples of smaller apartment buildings that fit the character of the neighborhood which they were located in. Ms. Dillon reiterated statements previously made to the ZHB.

Lisa Cooke was sworn in for testimony. Ms. Cooke stated that she resides on Orchard Street and that Glen Moore Circle was built for soldiers in the 1950s. Ms. Cooke family has lived in Glen Moore Circle since it was constructed. Ms. Cooke stated that the apartment would be too large amongst their small homes in Glen Moore Circle. Ms. Cooke supports apartments being constructed in other areas of the community outside of the small residential structures of Glen Moore Circle. Ms. Cooke questioned the amount of parking with the assumption two people with two cars per apartment unit would be 24 cars. Ms. Cooke stated there is not enough parking in Glen Moore Circle currently and any overflow cars from this apartment building would make it worse for residents.

David Wood was sworn in for testimony. Mr. Wood asked multiple questions about the appearance of the proposed apartment. Mr. Wood asked multiple questions about the condition of the existing structure to Ms. Wood. Ms. Wood gave a summary of the history, condition, and current status of 67 Keller Avenue. Ms. Wood discussed what she thought it would cost to develop the lot for a single detached dwelling. Ms. Ryan stated that the township is working to condemn the structure. Mr. Wood questioned Ms. Andrew about the condition of the property relating to trash and refuse and other abandoned items on the property. Mr. Wood asked questions relating to the zoning district and the requirements that limit the apartment units on the property to Ms. Wood. Ms. Wood stated that other types of multi-unit development will not be financially feasible, and the location is great for access to the Lancaster Train Station. Mr. Wood questioned Ms. Wood why the applicant party did not bring in a lawyer and she responded saying they are residents of the township and did not feel they needed counsel. Mr. Wood stood up for previous ZHB denials to requests for variances. Mr. Trimble made note on the record that David Wood and Lisa Wood are married, and that David Wood is the chairman of the ZHB and that he recused himself from the case.

Ms. Dillon questioned funding for the project and that if any part of the deal will be negative for the community around it. Ms. Dillon discussed a litany of issues that she believes could arise when the ZHB makes a decision. Mr. Hasselback discussed issues he had with parking when operating apartment units himself and how that would negatively relate to his property value. Mr. Strausser and Mr. Hasselback had dialog about Mr. Hasselback's property and his knowledge of 67 Keller Avenue. Mr. Strausser asked Mr. Warren questions related to the size of his property. Mr. Harris called an executive session which lasted from 8:02 PM to 8:23PM.

Mr. Trimble made a motion to deny the applicants request for a variance from Section 905.2.E.(1)[b] [ii] to reduce the required minimum lot width at the front yard setback line from 150 feet to 125 feet. A variance from Section 905.2.E.(1)[a] to allow 12 apartment units instead of the 5 units that are permitted. Ms. Macedonia seconded the motion. The motion was denied 4-0.

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This meeting was adjourned at 8:24 PM. The next regularly scheduled Zoning Hearing Board meeting is on Wednesday, November 9th, 2022, at the Manheim Township Municipal Office at 6:30PM.

<https://manheimtp.sharepoint.com/sites/Planning/Shared Documents/General/Zoning Hearing Board/MINUTES/2022/10122022 ZHB minutes.doc>