

Manheim Township Zoning Hearing Board Minutes
Wednesday, November 8, 2023
6:30 P.M.

Attendance:

David Wood	Present
Greg Strausser	Present
David Beyer	Present
Patrick Trimble	Absent
Gary Gaiserrat	Present
Mike Callahan	Absent

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

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

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

This meeting was stenographically recorded.

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

Katherine Schock
R-2 Residential District, 640 Candlewyck Road

PLZHB23366

Katherine Schock and Mudhumita Sadhukhan were sworn in for testimony.

Ms. Schock explained that she purchased a sauna to use as a medical treatment for her son. Ms. Schock noted that there was not another sauna like hers available in the area and she decided to provide appointments for its use by other local residents. Ms. Schock noted that she has been working with a nonprofit mentorship program to start a sauna business. Ms. Schock decided to utilize the sauna system that she had already purchased to start a small business. Ms. Schock noted it would be on a part-time basis with scheduled appointments only.

Mr. Strausser asked if the sauna would be a steam type sauna and Ms. Schock noted it is infrared used to create dry heat. Ms. Schock noted the infrared is confined to the inside of the sauna. Mr. Strausser asked about the size of the area dedicated to the home occupation. Ms. Schock explained that the basement is a walkout with a sliding door into the area with the sauna. Ms. Schock also plans to use a shower in the basement for the sauna business.

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Ms. Schock stated the driveway will have two spaces available during the hours she will have appointments. Ms. Schock noted she may have evening hours for appointments.

Mr. Gaiserrat asked about the intended hours of appointments being available as an approval will include the proposed time frames. A discussion took place about the hours of operation. Ms. Schock intends to put a sign behind the house noting the sauna. There will not be any signage out front of the dwelling. Mr. Wood and Ms. Schock discussed the expectation that if the sauna is successful, any expansion would not be permitted to occur in the dwelling and would need to be moved into a commercial space suitable for the use.

Ms. Schock presented the hours that she would like to be able to have appointments between 9:00AM and 9:30PM with a maximum number of hours per week.

Dr. Sadhukhan discussed her concerns as a next-door neighbor to Ms. Schock. Dr. Sadhukhan expressed concerns about neighborhood traffic safety for children that play in the roadway. Dr. Sadhukhan noted that strangers coming to Ms. Schock's dwelling exposes the children of the neighborhood and is a dangerous attraction. Dr. Sadhukhan requested limiting the hours to school hours when children are at school. Dr. Sadhukhan requested a time limit for how long Ms. Schock would be permitted to operate the sauna business in the dwelling. Dr. Sadhukhan requested conditions be added to the approval limiting the business. Dr. Sadhukhan noted that the kids of the neighborhood are unsupervised and allowed to roam freely and she is concerned about the people who would be coming to the neighbor's house.

Ms. Schock explained that she planned to operate as word of mouth and does not intend to advertise. Ms. Schock would utilize a website to take payment and keep track of appointments. The time frame of operation and limitation to number of appointments a day were discussed. Previous discussion points were reiterated and further discussed.

Mr. Beyer made a motion to approve a Special Exception to permit a Major Home Occupation to operate a one (1) person infrared sauna by appointment in accordance with Section 2110. Home Occupations with the following conditions: limiting it to a maximum of five (5) people per day, with the hours of 9:00AM to 9:30PM Monday through Friday, 9:00AM to 2:00PM on Saturday, and no unscheduled appointments. Mr. Gaiserrat seconded the motion. The motion was approved 4-0.

This meeting was adjourned at 7:33 PM. The next regularly scheduled Zoning Hearing Board meeting is on Wednesday, January 3rd, 2024, at the Manheim Township Municipal Office at 6:30PM.

<https://manheimtwp.sharepoint.com/sites/Planning/Shared%20Documents/General/Zoning%20Hearing%20Board/MINUTES/2023/11082023%20ZHB%20minutes.doc>