

Manheim Township Zoning Hearing Board Minutes
Wednesday, January 3, 2024
6:30 P.M.

Attendance:

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

The Zoning Hearing Board, Zoning Hearing Board Solicitor Neil Albert, 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.

RGS Associates
IN Institutional District, 1001 East Oregon Road

PLZHB23404

Craig Smith was sworn in for testimony.

Mr. Smith presented a location map to the board. Mr. Smith explained the plan to build a combination pickle ball/tennis court in the area identified in the location map. Mr. Smith explained the proposed location of the pickleball court is due to a PPL right-of-way crossing the lower end of the property and the inability to put any fencing under the transmission lines. Mr. Smith explained the current layout which includes a municipal right-of-way for a roadway that was never constructed along this side of the property. This results in the side of the property being considered a front yard which the ordinance does not permit the tennis court to be constructed in. The tennis court is proposed 15 feet from the property line.

Mr. Smith also presented plans for parking in the area of the proposed courts. Mr. Smith discussed the restrictions of the property of Landis Homes. Mr. Trimble and Mr. Smith discussed the request for time extension to plan and complete the project.

Darin Horst was sworn in for testimony. Mr. Wood and Mr. Horst discussed the current residents' needs and requests for new development at Landis Homes. Discussions continued

Zoning Hearing Board Minutes

Wednesday, January 3 2024

Page 2

about the layout of the tennis court with the overlay of pickle ball courts. Mr. Strausser asked if there were other plans for the land prior to the plans for courts.

Mr. Wood opened the floor for comments by residents. Melvin Landis was sworn in for testimony. Mr. Landis expressed concern for pickle ball players to be close to an Agricultural Zoned property. Nancy Landis was sworn in for testimony. Ms. Landis spoke about manure being spread on the fields and how it would impact the health of the pickle ball players on the court.

Mr. Trimble made a motion to approve a variance to permit construction of a Tennis Court/Pickleball Court between the building setback line and the street line in accordance with Section 2105.3 Tennis Courts. A variance to permit two (2) years to secure necessary permits and four (4) years for project completion in accordance with Section 2808.1 Effect of Board's Decision. Mr. Strausser seconded the motion. The motion was approved 4-0.

Village of Olde Hickory Phase 3
R-3 Residential District, 600 Olde Hickory Road

PLZHB21427

Mr. Trimble made a motion to approve the applicants request for an extension of the previously approved variances for Village of Olde Hickory Phase 3 by one (1) year to December 24, 2024 to obtain permits and two (2) years to December 24, 2025 to complete construction associated with the variances. Mr. Gaissert seconded the motion. Motion was approved 4-0.

This meeting was adjourned at 6:56 PM. The next regularly scheduled Zoning Hearing Board meeting is on Monday, February 5th, 2024, at the Manheim Township Municipal Office at 6:30PM.

<https://manheimtwp.sharepoint.com/sites/Planning/Shared%20Documents/General/Zoning%20Hearing%20Board/MINUTES/2024/01032024%20ZHB%20minutes.doc>