

Manheim Township Zoning Hearing Board Minutes
Monday, March 4, 2024
6:30 P.M.

Attendance:

David Wood	Present
Greg Strausser	Present
David Beyer	Absent
Patrick Trimble	Absent
Gary Gaissert	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.

High Properties

I-1 Industrial District/D-R Retrofit Overlay, 1430 Harrisburg Pike

PLZHB24025

Claudia Shank of McNees, Wallace & Nurick presented testimony.

Ms. Shank presented the previously presented case for the Crossings sign at 1430 Harrisburg Pike. Ms. Shank presented the property-specific information. Ms. Shank presented the billboard proposed to be constructed on the wall facing Harrisburg Pike. Ms. Shank presented the variances being requested for the size of the billboard, a third sign on the property and a time extension to permit and complete the work.

Ken Hornbeck was sworn in for testimony.

Mr. Hornbeck discussed the planned work for the area on and around 1430 Harrisburg Pike. Work proposed includes construction of sidewalk on the property, construction of the retaining wall where the sign is proposed to be installed and removal of a soil berm between Farmingdale Road and State Route 30.

Ms. Shank and Mr. Hornbeck presented the information on how the size of the sign was determined and presented exhibits showing different sizes in the same space. Discussions continued between the applicant and the board members about the site.

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Mr. Strausser made a motion to approve a variance from Section 1806.1 to permit a billboard with an area of 120 square feet on the property without adhering to the setback requirements for billboards. A variance from Section 1805.2 Table 2 (Permitted Number, Area, Height and Setback for Signs): to permit an additional freestanding sign on the property. An extension to the time periods set forth in Section 2802.1 of the Zoning Ordinance so that Applicant has two (2) years from the date of the approval, if granted, to pull all necessary permits, and three (3) years from the date of the approval to complete construction. Mr. Gaissert seconded the motion. The motion was approved 3-0.

Ryan and Laura Miller

R-1 Residential District, 1099 Fruitville Pike

PLZHB23004

Mr. Strausser made a motion to approve an extension of the previously approved variances for Ryan and Laura Miller by an additional one (1) year to obtain permits and two (2) years to complete construction associated with the variances. Mr. Gaissert seconded the motion. Motion was approved 3-0.

Heimar Properties

B-2 Business District/D-R Retrofit Overlay, 1609 Oregon Pike

PLZHB22028

Mr. Strausser made a motion to approve a time extension of six (6) months beyond the current expiration date of March 7th, 2024, to allow for approval of the building permit. Mr. Gaissert seconded the motion. Motion was approved 3-0.

This meeting was adjourned at 6:57 PM. The next regularly scheduled Zoning Hearing Board meeting is on Monday, April 1st, 2024, at the Manheim Township Municipal Office at 6:30PM.

<https://manheimtp.sharepoint.com/sites/Planning/Shared Documents/General/Zoning Hearing Board/MINUTES/2024/03042024 ZHB minutes.doc>