

**Manheim Township Zoning Hearing Board Minutes**  
**Monday, April 1, 2024**  
**6:30 P.M.**

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Attendance:

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

**Dale & Rebecca Shoener**  
**B-1 Business District, 2503 Oregon Pike**

**PLZHB24055**

Matt Creme presented testimony.

Mr. Crème presented the Special Exception request for a non-specified use. Mr. Crème presented the use as educational for children and adults. Mr. Crème presented information related to the proposed location of the intended use.

Rebecca and Dale Shoener were sworn in for testimony. Mr. Wood noted there were other individuals at the meeting for the case. Mr. Wood noted there were also school students attending the meeting. Mr. Wood explained the purpose of the meeting was to the students in attendance. Mr. Crème asked Ms. Shoener questions regarding the proposed use, how their current location operates, what is offered as an educational component to the individuals in attendance, the area served by the business, hours of operation and the adult training portion of the business operation.

Zoning hearing board members discussed with Ms. Shoener, items that were directly related to the proposed use and function at 2503 Oregon Pike. Jane Deuce and Roger Kimber were sworn in for testimony. Ms. Deuce and Mr. Kimber noted they were there to learn about

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what is planned and wanted to find out if the property was going to be redeveloped. Alex Ebert was sworn in for testimony and answered questions about Gigi's Playhouse.

Mr. Strausser made a motion to approve the request to operate two businesses which provide enrichment programs for children and adults under Section 302. Non-Specified Use. Mr. Trimble seconded the motion. The motion was approved 4-0.

**SKL Properties, LP, KSL Partners, LLC**  
**B-3 Business District/D-R Retrofit Overlay, 2061-2091 Grand Street**  
**PLZHB20148, PLZHB17004**

Claudia Shank presented testimony.

Ms. Shank presented the case and background around the need for the time extension of the previously granted approval.

Randy Hess and Kevin Lapp were sworn in for testimony. Mr. Hess presented exhibits of the plans for the property and the status of the project.

Mr. Beyer made a motion to approve an extension of the previously approved cases for Overlook Town Center Phase two (2) and Phase three (3) by an additional one (1) year to June 1st, 2025 to obtain permits. An extension of an additional three (3) years to June 1st, 2028 to complete construction associated with the variances. Mr. Strausser seconded the motion. The motion was approved 4-0.

**RNJ Washes, LLC**  
**B-2 Business District/ D-c Corridor Overlay, 1850 Oregon Pike & 383 E. Roseville Rd**  
**PLZHB23068**

Matt Crème presented testimony. Mr. Crème withdrew the time extension request.

This meeting was adjourned at 7:31 PM. The next regularly scheduled Zoning Hearing Board meeting is on Monday, May 6th, 2024, at the Manheim Township Municipal Office at 6:30PM.

<https://manheimtpw.sharepoint.com/sites/Planning/Shared Documents/General/Zoning Hearing Board/MINUTES/2024/04012024 ZHB minutes.doc>