

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

Attendance:

David Wood	Present
Greg Strausser	Present
David Beyer	Present
Patrick Trimble	Present
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.

Lancaster County Day School

R-3 Residential District/T-4 Urban Neighborhoods Overlay, 720 North President Avenue

PLZHB24094

Nancy Tipton and John Ford were sworn in for testimony. Residents who requested to speak were sworn in for testimony (Kevin Tschudy, Angela Strause, Albert Darrenkamp, Elisa Ranck Jenkins, Jere Strittmatter, Tim Weagley and Maureen Quinlan).

Ms. Tipton presented information about the campus and the existing signage along President Avenue. Ms. Tipton presented information about the new sign for visitors attending one of the many events at the school. Ms. Tipton described the location of the proposed sign along with the layout of the lot and the dimensions of the sign. Lighting would be provided from solar lights. The reason for the variance request was presented and the location and size of the sign was driven by the permitted location on the lot.

Discussions continued about the existing lot and the ownership of the roadway. Ms. Jenkins (resident) presented concerns about traffic caused by the school in the local neighborhood. Ms. Jenkins directed complaints about cars driving through the local neighborhood at Ms. Tipton. Ms. Strause presented concerns about lighting in the area from the school and also traffic issues. Mr. Weagley presented concerns with traffic in alley and the alley being blocked by vehicles coming into the school. Mr. Tschudy presented concerns about traffic,

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vehicles speeding and vehicles parking on the street in front of his property when attending events at the school. Mr. Strittmatter presented concerns about Harrisburg Pike, properties that the school owns in the neighborhood, the original farm property that was divided for homes in the area and the fields used for sports.

Mr. Wood noted that the case was the main reason for the meeting regarding the size of the sign. Discussions continued about information previously discussed earlier in the meeting. Ms. Tipton noted additional signage planned at the school to direct visitors.

Mr. Strausser made a motion to approve a variance from Section 18. Table 2 Part B (Public Use Sign) to permit a 108.4 Square Foot sign to direct school related traffic away from Hillcrest Road. Mr. Beyer seconded the motion. The motion was approved 3-2.

National Wrestling and Performance Center **R-2 Residential District, 2120 Oregon Pike**

PLZHB24095

Jayne Katherman presented testimony.

David Madary and Henry Hisserich were sworn in for testimony.

Ms. Katherman presented a background of the overall property at 2120 Oregon Pike along with its historical and current use. Ms. Katherman presented the Special Exception request for the proposed use of the property. Mr. Madary presented testimony with assistance from Ms. Katherman. The proposed plans for the property and the center were presented to the board.

Mr. Hisserich on behalf of the National Wrestling and Performance Center and explained the internal operations plan for running their center at 2120 Oregon Pike. Mr. Hisserich presented testimony with assistance from Ms. Katherman. Mr. Wood clarified the hours of operation.

Mr. Beyer made a motion to approve a Special Exception to permit the conversion of a large non-residential building within the R-2 Residential District into a Conference/Event Center in accordance with Ordinance Section 2530.3.B(3). Mr. Gaissert seconded the motion. The motion was approved 5-0.

This meeting was adjourned at 7:58 PM. The next regularly scheduled Zoning Hearing Board meeting is on Monday, June 3rd, 2024, at the Manheim Township Municipal Office at 6:30PM.

<https://manheimtpw.sharepoint.com/sites/Planning/Shared Documents/General/Zoning Hearing Board/MINUTES/2024/05062024 ZHB minutes.doc>