

**Manheim Township Zoning Hearing Board Minutes**  
**Monday, August 5, 2024**  
**6:30 P.M.**

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Attendance:

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

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. Albert explained the sunshine act regarding the Zoning Hearing Board public meeting.

This meeting was stenographically recorded.

**Benjamin Collister**  
**I-2 Industrial District/ D-R Retrofit Overlay, 1260 Loop Road**

**PLZHB24221**

Jane Katherman was representing Ben Collister. Ms. Katherman presented information about the property and the proposed use as a lawn maintenance and landscaping business. Benjamin Collister was sworn in for testimony. Mr. Collister and Ms. Katherman presented the plans for how the property will be utilized for the business including development of the property and how the business will function.

The discussion continued about the current property and its restrictions. Gregory Strausser was sworn in for testimony. Mr. Strausser presented information for how the property could be developed including the layout of buildings and stormwater. Mr. Strausser explained the restrictions of developing a lot this size within the overlay.

Mr. Trimble made a motion to approve a Special Exception for a Use Not Specifically Permitted to allow the use of a lawn maintenance and landscaping business at 1260 Loop Road. A variance from Section 1604.2.F(2) to permit an approximate lot size of 36,503 SF. A variance from Section 1604.2.F(3)[a] to permit an approximate lot width of 105 feet at the street line. A variance from Section 1604.2.F(4) to permit an approximate lot depth of 110 Feet. A variance from Section 2408.2.B(1) and Section 4.3 of Appendix A to allow an approximate build to line of 50 feet in accordance with the underlying I-2 Industrial District. A variance from Section 14.4 of Appendix A to not require the installation of sidewalks. A variance from Section 16.3, 16.5 of Appendix A to not require the installation of a street wall and street scape. Mr. Gaiserrat seconded the motion. The motion was approved 4-0.

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This meeting was adjourned at 7:10 PM. The next regularly scheduled Zoning Hearing Board meeting is on Tuesday, September 3rd, 2024, at the Manheim Township Municipal Office at 6:30PM.

<https://manheimtwp.sharepoint.com/sites/Planning/Shared%20Documents/General/ZONING%20HEARING%20BOARD/MINUTES/2024/08052024%20ZHB%20minutes.doc>