

Manheim Township Zoning Hearing Board Minutes
Monday, October 7, 2024
6:30 P.M.

Attendance:

David Wood	Present
Greg Strausser	Present
David Beyer	Present
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 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.

ALDI
I-3 Industrial District/D-A Airport Overlay, 500 Airport Road

PLZHB23332

Derek Dissinger presented as counsel. Ed Foster was sworn in for testimony. Mr. Foster explained the complexity of the projects that are in planning for the northwest corner of the airport. The ALDI project stormwater needs are going to be met by a common stormwater plan in the works for the airport property.

Mr. Strausser made a motion to approve the requested extension of the previously approved variances for ALDI, Incorporated, by an additional two years to obtain permits and two additional years added to the existing timeframe to complete the construction associated with the variances. Mr. Beyer seconded the motion. The motion was approved 5-0.

Laura and Joe Lopez
R-3 Residential District/ T-4 Urban Neighborhoods Overlay, 1630 Sunset Avenue

PLZHB24269

Joe and Laura Lopez were sworn in for testimony. Mr. and Mrs. Lopez presented their variance requests. The layout of the property at 1630 Sunset was also discussed. Mr. and Mrs. Lopez explained where the fence would be installed.

Mr. Beyer made a motion to approve a variance from Section 2108.1 to permit a 6-foot-tall fence within the required front-yard setback. A variance from Section 2108.6 to permit a solid fence within the required front-yard setback. Mr. Trimble seconded the motion. The motion was approved 5-0.

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Day Butcher

B-2 Business District/T-5 Oregon Village Overlay, 1398 Oregon Road

PLZHB24302

Day Butcher was sworn in for testimony. Ms. Butcher explained the existing agreement between hers and the neighbor's property regarding parking and access. Ms. Butcher explained the plan to update the agreement and place new parking for her use on the neighboring property and to fence the area. Mr. Strausser asked what alternatives there are for accessing the property.

Mr. Beyer made a motion to approve a variance from Section 2005.1 to permit parking to be on a different lot than the lot it serves. a variance from Section 1204.B(5) to permit parking in the perimeter buffer. A variance from Section 2108.5 to permit a fence to cross property lines. Mr. Trimble seconded the motion. Mr. Strausser recused himself from roll call due to a conflict. The motion was approved 4-0.

Megan Martin

R-2 Residential District, 50 Delp Road

PLZHB24305

Henry Martin and Megan Martin were sworn in for testimony. Ms. Martin presented the Special Exception request to operate a one chair salon that the previous owner had operated. There are no plans to change any of the setup from the previously approved home occupation approval. Proposed hours of business are Monday through Thursday 9am to 8pm, Friday 9am to 5pm and Saturday 8am to 2pm.

Mr. Trimble made a motion to approve a Special Exception to permit a Major Home Occupation for a one chair hair salon at 50 Delp Road. Mr. Gaissert seconded the motion. The motion was approved 5-0.

Lancaster Airport Authority

I-3 Industrial District/D-A Airport Overlay, 110 Millport Road

PLZHB24303

T.J. Acosta was sworn in for testimony. Ben Craddick, Ed Foster and Austin Beiler were sworn in for testimony. Mr. Acosta presented the plan for the project which includes new aircraft hangers and an office. Mr. Acosta presented the variances being requested. Mr. Beyer asked additional questions about the size of the hanger. Mr. Wood had additional discussions with Mr. Acosta about the TDR variance request. The board discussed at length the TDR program. The board took an executive session.

Mr. Trimble made a motion to grant the applicants request for a continuance to the next scheduled meeting of the Zoning Hearing Board as per the testimony presented. Mr. Strausser seconded the motion. The motion was approved 5-0.

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This meeting was adjourned at 8:45 PM. The next regularly scheduled Zoning Hearing Board meeting is on Wednesday, November 6th, 2024, at the Manheim Township Municipal Office at 6:30PM.

<https://manheimtwp.sharepoint.com/sites/Planning/Shared%20Documents/General/ZONING%20HEARING%20BOARD/MINUTES/2024/10072024%20ZHB%20minutes.doc>