

**Manheim Township Zoning Hearing Board Minutes**  
**Wednesday, November 6, 2024**  
**6:30 P.M.**

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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.

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

**PLZHB24303**

Mr. Trimble made a motion to continue the case to the next Zoning Hearing Board meeting as requested by the applicant. Mr. Gaiserrat seconded the motion. The motion was approved 5-0.

**Patricia Valeski**  
**R-2 Residential District, 1939 Longview Drive**

**PLZHB24335**

Patricia Valeski was sworn in for testimony. Mrs. Valeski presented her variance request.

Mr. Strausser made a motion to approve a variance from Section 805.2.B.(3)[d][ii] to permit a building addition to encroach into the 15-foot side yard setback. Mr. Beyer seconded the motion. The motion was approved 5-0.

**Saint John Neumann Church**  
**R-2 Residential District, 601 East Delp Road**

**PLZHB24336**

Matt Crème presented the history of approvals for the property. Mr. Crème presented the variance request. Bill Swiernik was sworn in for testimony. Mr. Swiernik explained that they had intended to add on the original variance requests granted to allow the school at the property even though they were not advertised. It was determined by the Zoning Officer to not be necessary. Discussions continued about the original variances for inclusion of the school at the property.

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Mr. Swiernik presented the plans to construct a separate building to house the gymnasium. The building will adhere to the current zoning for the district. Mr. Swiernik stated that additional stormwater controls are not necessary for this building.

Daniel Francis Xavier Powell was sworn in for testimony. Father Powell explained how financing the project with the diocese in Harrisburg functions. Father Powell explained the plan to build the gymnasium as a standalone building leaving room for expansion of the classroom building in the future.

Mr. Strausser made a motion to approve a Special Exception in accordance with Section 806.2.B to allow for revision of the design of the school building and establishment of the separate building to house the gymnasium. Mr. Trimble seconded the motion. The motion was approved 5-0.

**Lorne Horst**  
**R-3 Residential District/T-4 Urban Neighborhoods Overlay, 1102 Louise Avenue**  
**PLZHB24338**

Andrew Lehman was sworn in for testimony. John Farrell, township resident was called on by David Wood. Mr. Farrell noted he was not a part of any case being presented. Mr. Lehman presented the variance requesting a fence be constructed in the front yard. Mr. Lehman presented pictures and a site plan of the proposed fence. Discussion continued on the dimensions of the fence and location.

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

This meeting was adjourned at 7:13 PM. The next regularly scheduled Zoning Hearing Board meeting is on Monday, December 2nd, 2024, at the Manheim Township Municipal Office at 6:30PM.

<https://manheimtwp.sharepoint.com/sites/Planning/Shared%20Documents/General/ZONING%20HEARING%20BOARD/MINUTES/2024/11062024%20ZHB%20minutes.doc>