

**Manheim Township Zoning Hearing Board Minutes**  
**Monday, February 3, 2025**  
**6:30 P.M.**

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Attendance:

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

**2025 Reorganization**

Dave Wood asked for a motion to elect a Zoning Board Chairman. Greg Strausser made a motion to elect Dave Wood as the ZHB Chairman. David Beyer seconded the motion, and Dave Wood was voted Chairman 4-0.

Dave Wood asked for a motion to elect a Zoning Board Vice Chairman. Greg Strausser made a motion to elect Dave Beyer as the ZHB Vice Chairman. Dave Wood seconded the motion, and Dave Beyer was voted Vice Chairman 4-0.

**Ultimate Gift II, LLC**  
**R-2 Residential District, 2325 Lititz Pike & 120 Kreider Avenue**

**PLZHB25002**

Reilly Noetzel & Dwight Yoder were counsel present.

Todd Kurl and Jeff Rutt were sworn in for testimony.

Mr. Noetzel presented Exhibits to the board for review. Mr. Noetzel and Mr. Kurl presented a history of the property, a history of the township's involvement in the planning and the proposed layout of the development per the requested variances. Mr. Kurl walked the board through the handout.

The ZHB asked property specific questions to Mr. Noetzel and Mr. Kurl.

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Mr. Yoder presented the township support from the Board of Commissioners and explained how the project and plan presented. Mr. Yoder explained the township's official map and the townships need to work with the developer to construct the connection of East Delp and Lititz Pike.

Rick Kane and Nathan Hardman were sworn in for testimony. Mr. Hardman and Mr. Kane answered questions from Mr. Yoder about project specifics and the township responsibilities with the construction of the roadway and the plan laid out is a cost saving measure to the township.

Township residents Sherri Keller, Rebecca Morales, Ted Williams, William Neff and Sarah Mitchell were sworn in for testimony. Ms. Keller presented concerns about traffic with the proposed development. Ms. Morales presented concerns about the proposed stormwater management locations and the ground water in the area as she noted having high groundwater at her house. Mr. Williams presented concerns about stormwater running off of the development towards the existing swales in place on his property. Mr. Williams also noted traffic concerns. Mr. Neff asked a question about an access lane that was proposed on previous development designs and has since been removed. Ms. Mitchell presented concerns about the connectivity to existing pathways and that the stormwater design be done in a way to support wildlife.

The ZHB asked more questions to Mr. Yoder to clarify the process of the townships involvement and the roadway project. Discussions continued with all parties involved. The board took an executive session.

Mr. Callahan made a motion to approve the requested variances from Section 805.2.B(3)(a), 805.2.B(3)(b)(ii) and 805.2.B(3)(d)(ii). Mr. Beyer seconded the motion. The motion was approved 4-1.

This meeting was adjourned at 9:10 PM. The next regularly scheduled Zoning Hearing Board meeting is on Monday, March 3rd, 2025, at the Manheim Township Municipal Office at 6:30PM.

<https://manheimtwp.sharepoint.com/sites/Planning/Shared%20Documents/General/ZONING%20HEARING%20BOARD/MINUTES/2024/12022024%20ZHB%20minutes.doc>