

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

Attendance:

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

Bronwyn Wilke & Eric Lingenfelter
R-1 Residential District, 1169 S. Lefever Drive

PLZHB25019

Eric Lingenfelter, Bronwyn Wilke and Andy Lehman were sworn in for testimony.

Mr. Lingenfelter and Ms. Wilke presented the case including the plans to construct the unit as part of a detached garage. Mr. Strausser noted and laid out the requirement for restoration of the Accessory Dwelling Unit.

Mr. Gaiassert made a motion to approve the Special Exception to permit the use of an Accessory Dwelling Unit in accordance with Section 2515. Accessory Dwelling Units. Mr. Strausser seconded the motion. The motion was approved 4-0.

Principal Partners Neffsville LLC
IN Institutional District & T-5 Neffsville Village Overlay, 2797 & 2781 Lititz Pike

PLZHB25018

Claudia Shank presented an overview of the property and the plan for the property. Claudia Shank questioned David Millr or Rettew Associates. The project was presented and property/project specific information was presented. Claudia Shank questioned Paul O'Connor about their planned project and need for variances. Paul O'Connor presented their business plan and how their business operates. The board asked questions about the history of the property and surrounding businesses. The Zoning Hearing Board took an executive session.

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Mr. Strausser made a motion to deny a variance from Section 1005.2.B.(5)[b][ii] of the Zoning Ordinance to authorize Units 32 thru 37 to encroach into the required 50-foot side yard setback as shown on the Concept Plan.

Variances from Sections 1005.2.B.(5)[d][ii][c] and [d] of the Zoning Ordinance to authorize the following reduced separation distances: i) Unit 37 with an approximately 40-foot separation distance from an existing apartment building on the Property; ii) Unit 34 with an approximately 20-foot separation distance from an existing dwelling located on the Property; iii) Unit 1 with an approximately 20-foot separation distance from an existing apartment building located on the Property; iv) Units 23 and 24 with a 25-foot separation distance where a 50-foot separation distance is required; and v) Units 7 and 8 with a 20-foot separation distance where a 50-foot separation distance is required.

A variance from Section 2213 of the Zoning Ordinance to authorize Units along Lititz Pike to encroach a maximum of 32 feet into the required 50-foot front yard setback.

A variance from Appendix A, Sections 4.3- 4.4, of the Zoning Ordinance to eliminate the requirement to comply with any applicable build-to lines along Terrace Drive.

A variance from Section 2405.2.C of the Zoning Ordinance to eliminate the requirement that all new development on properties of five (5) acres or more must constitute a planned residential development.

Mr. Gaissert seconded the motion. The motion was denied 4-0.

This meeting was adjourned at 7:40 PM. The next regularly scheduled Zoning Hearing Board meeting is on Monday, April 7th, 2025, at the Manheim Township Municipal Office at 6:30PM.

<https://manheimtwp.sharepoint.com/sites/Planning/Shared%20Documents/General/ZONING%20HEARING%20BOARD/MINUTES/2025/03032025%20ZHB%20minutes.doc>