

Manheim Township Zoning Hearing Board Minutes
Monday, April 7, 2025
6:30 P.M.

Attendance:

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

A stenographer was present to create a record of the meeting.

Westminster Presbyterian Church

B-1 Business District/D-C Corridor Overlay, 2159 Oregon Pike

PLZHB25049

Will Fredericks and Michael Ploutz were sworn in for testimony.

Bill Fredericks presented a summary of the property and its current use by Westminster Presbyterian. The presentation included the plan for a building expansion which is why the Special Exception is being requested. Discussion with the board and Michael Ploutz continued about the proposed use of the expansion for the church's youth programs.

Mr. Strausser made a motion to approve a Special Exception in accordance with Section 1103.1 (Houses of Worship) of the Zoning Ordinance to allow for proposed building expansion. Mr. Gaissert seconded the motion. The motion was approved 5-0.

High Properties, LP

I-1 Industrial District/D-R Retrofit Overlay, 1430 Harrisburg Pike

PLZHB25050

David Miller was sworn in for testimony. Claudia Shank presented on behalf of High Properties.

Ms. Shank presented a history of the property at 1430 Harrisburg Pike from previous ZHB presentations. Ms. Shank and Mr. Miller presented the plan for an undisclosed retail use in a 7,000 SF building at 1430 Harrisburg Pike. The plan was presented including the location, design of structure, parking, traffic and stormwater. The Zoning Hearing Board members discussed specifics about the use and the proposed patio.

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Michael Rush was sworn in for testimony and answered detailed questions about the proposed use.

Mr. Callahan made a motion to approve a variance from Section 1504.2.H(1) to authorize a separate structure for retail use with an area of 7,002 square feet where a maximum retail area of 5,000 square feet is permitted.

A variance from Section 2408.2.B(1) and Appendix A, Sections 4.3 and 4.4 to eliminate the build-to line requirement of the Property's frontage along Farmingdale Road.

Variances from Section 1504.2.G(5)[a] and Section 2213 to construct the building within the 50-foot front yard setback on Harrisburg Pike.

Variances from Appendix A, Sections 4.6 and 16.4 to eliminate the requirement to provide street edge treatments along Farmingdale and Harrisburg Pike.

A variance from Appendix A, Section 14.3 to provide internal sidewalk with a width of 5 feet where 10 feet is required.

A variance from Section 2408.2.B(1) to permit the outdoor seating area which does not adhere to the build-to line requirements.

A time extension pursuant to Section 2808.1 of the Zoning Ordinance to provide the Applicant with two years to obtain all necessary permits and four years to complete construction of the Proposed Building.

Mr. Trimble seconded the motion. The motion was approved 5-0.

Anne and Jeff Swinehart

R-2 Residential District, 2498 Carriage Drive

PLZHB25059

Anne and Jeff Swinehart were sworn in for testimony.

Anne and Jeff Swinehart presented their request for variance and detailed the unique layout of their property. Mr. and Mrs. Swinehart presented their plans for their backyard patio project and support from their neighbor.

Mr. Trimble made a motion to approve a variance from Section 805.2.B(3)[d][ii] to permit an encroachment into the 15-foot side yard setback. Mr. Strausser seconded the motion. The motion was approved 5.0.

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This meeting was adjourned at 7:21 PM. The next regularly scheduled Zoning Hearing Board meeting is on Monday, May 5th, 2025, at the Manheim Township Municipal Office at 6:30PM.

<https://manheimtp.sharepoint.com/sites/Planning/Shared Documents/General/ZONING HEARING BOARD/MINUTES/2025/04072025 ZHB minutes.doc>