

**Manheim Township Zoning Hearing Board Minutes**  
**Monday, May 5, 2025**  
**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.

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

The below cases were switched at the meeting and presented in opposite order as shown.

**Lancaster County Motors, LLC**  
**B-4 Business District/D-R Retrofit Overlay, 1360 Manheim Pike**

**PLZHB25090**

Township residents Matthew Kogut and Lorelei Nissley were noted for attending the meeting.

Seth Hiller was counsel for Lancaster County Motors. Mr. Hiller made opening statements. Willaim Swiernik, Kevin Shaffer and Ben Deppen were sworn in for testimony.

Mr. Hiller presented the case with Mr. Swiernik. The history and existing conditions of the property were presented. Ground contamination on the site was noted and special construction requirements were presented due to the contamination. The layout and location of the site was presented in conjunction with the requested variances.

Mr. Deppen noted the design requirements for the building set by the manufacturer. Mr. Deppen presented the specifics for the design of the building. Mr. Wood discussed the building façade requirements. Mr. Shaffer presented the business plans for the dealership and new relocated site. Discussions continued about the intersection of Manheim Pike and the Route 30 ramps, walkability and site landscaping.

Mr. Trimble made a motion to approve a Variance from Section 2512.3 to forego planting a vegetative screen between the vehicle storage areas and Manheim Pike.

A Variance from Section 2408.3.A., Appendix A – Design Standard 14.3 – to

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permit a 5' sidewalk.

A Variance from Section 2408.2.B(1) – to permit a “build-to line” of greater than 25 feet.

A Variance from Section 2408.2.C to permit a straight wall of 106 feet with no building breaks along the façade.

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

**Mullady, Patrick C. & Arbelyn T.**  
**R-2 Residential District, 299 Squire Lane**

**PLZHB25091**

Patrick Mullady was sworn in for testimony. Tom Fanning was representing the Mulladys.

Mr. Mullady stated that the ADU will be used by Leon and Arbelyn Tarsa. Mr. Mullady presented the layout of the ADU as part of an addition to the existing dwelling. Mr. Mullady states that the building addition will comply with all township ordinances and codes. Mr. Fanning and Mr. Mullady stated that the ADU will comply with each requirement of the ADU Ordinance. Mr. Mullady explained the restoration plan.

Mr. Tarsa presented the need for the ADU for himself and his wife as well as his background of his time serving in the U.S. Navy.

Mr. Beyer made a motion to approve a Special Exception for an Accessory Dwelling Unit (ADU) pursuant to Section 803.6 and Section 2515.

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

This meeting was adjourned at 7:22 PM. The next regularly scheduled Zoning Hearing Board meeting is on Monday, June 2nd, 2025, at the Manheim Township Municipal Office at 6:30PM.

<https://manheimtwp.sharepoint.com/sites/Planning/Shared%20Documents/General/ZONING%20HEARING%20BOARD/MINUTES/2025/05052025%20ZHB%20minutes.doc>