

Manheim Township Zoning Hearing Board Minutes
Monday, June 2, 2025
6:30 P.M.

Attendance:

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

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

Manheim Township School District

R-3 Residential District & T-5 Neffsville Village Overlay, 100 School Road

PLZHB25128

Steve Gergely, Zachary Charles and Connie King were sworn in for testimony.

Exhibits were presented by Mr. Gergely. Mr. Gergely presented all of the planned improvements at the school property. Mr. Gergely presented the requested Special Exception and Variances. Mr. Gergely noted that they had met with and presented the proposed plans to fire rescue and was approved. Mr. Gergely presented the specifics for each variance being requested.

Mr. Strausser along with Ms. King and Mr. Gergely discussed the training facility building. Discussion continued on the specifics of the inside of the training facility. The discussion turned to the stadium improvements, bleachers and press box. An executive session was taken by the board.

Mr. Strausser made a motion to continue the case to the July 7th ZHB meeting. Mr. Trimble seconded the motion. The motion was approved 4-0.

Wanner Realty Company LP

B-4 Business District & D-R Retrofit Overlay, 411 W. Roseville Road

PLZHB25129

Bryan Byler was counsel for the applicant. Mr. Byler explained the history of the property and the plans for the future. Mr. Byler explained the issue with a piece of property along the PennDOT ROW that was holding up the projects at the property and has not been cleared

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up. Kevin Ember and Lawrence Prescott were sworn in for testimony. Mr. Prescott provided details about the layout of the property in relation to the state highways and also PPL power poles and lines that cross the property. Mr. Prescott explained that Porsche as a company is requiring the new building and design for the dealership. Mr. Prescott presented the plan for redeveloping the lots. Mr. Prescott noted the variance request related to visual breaks.

Mr. Ember presented the specifics of the civil design and the variances being requested. Discussions with the board were about dimensional variances being requested at the site. Mr. Ember presented the variances to vegetation and screening requirements and how the layout of the dealership impacts these requirements. A discussion took place about sidewalks and the requirements/locations of sidewalks. Stormwater and site elevation was discussed.

Mt. Callahan made a motion to approve all variances request by the applicant. Mr. Strausser seconded the motion. The motion was approved 4-0.

Landis Homes Retirement Community **Institutional District, 1001 East Oregon Road**

PLZHB23157

Mr. Strausser made a motion to approve the time extension request. Mr. Trimble seconded the motion. Motion was approved 4-0.

This meeting was adjourned at 8:31 PM. The next regularly scheduled Zoning Hearing Board meeting is on Monday, July 7th, 2025, at the Manheim Township Municipal Office at 6:30PM.

<https://manheimtpw.sharepoint.com/sites/Planning/Shared Documents/General/ZONING HEARING BOARD/MINUTES/2025/06022025 ZHB minutes.doc>