

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

Attendance:

David Wood	Absent
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. 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.

Manheim Township School District – Continued

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

PLZHB25128

Thomas Koch was sworn in for testimony.

Mr. Gergely presented the change in requesting the variances for the indoor training facility that removed the square footage and building length variances from their application.

Two board members were in attendance at the meeting that did not hear the case during the previous months presentation. The board asked clarifying questions about the remaining requests that were included on the application.

Mr. Strausser made a motion to approve a special exception to allow for expansion of accessory uses within the school campus. Section 903.2 A variance to exceed the maximum building height requirement of 36-ft by 16-ft for the home bleacher press box. Section 2405.4.A A variance to ~~exceed the maximum accessory building size (20,000 s.f. footprint) and length (250 ft) for elementary and secondary schools by 68,600 s.f. and 111 ft for the indoor practice facility and to~~ exceed the maximum length by 75-ft for the storage building under the bleachers. Section 2405.4.D(3) A time extension to allow for two (2) years to obtain permits and five (5) years from approvals to complete construction. Section 2808 . Mr. Beyer seconded the motion. The motion was denied 2-2.

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Community Services Group

B-4 Business District & D-R Retrofit Overlay, 800 New Holland Avenue

PLZHB25181

Melissa Jones and Julie Holtry were sworn in for testimony with Matt Crème as counsel.

Mr. Crème, Ms. Jones and Ms. Holtry presented the current use and the proposed expansion through the variance request.

Mr. Trimble made a motion to approve a modification of conditions of previous grant of variance in Case # PLZHB17028 to permit an increase in number of participants in transitional living program from twelve (12) to sixteen (16).. Mr. Gaissert seconded the motion. The motion was approved 4-0.

Curtis Palmer

R-3 Residential District/T-5 Neffsville Village Overlay, 2750 Lititz Pike

PLZHB23182

Curtis Palmer was sworn in for testimony.

Mr. Palmer explained the need for a variance. Mr. Palmer presented the site plans that show the distance to the property line. The board asked clarifying questions about the plans that were presented.

Mr. Strausser made a motion to approve a variance to permit a new detached garage to encroach five (5) feet into the ten (10) foot required side yard setback. Section 905.2.B(3)[d][ii] Mr. Trimble seconded the motion. Motion was approved 4-0.

This meeting was adjourned at 7:16 PM. The next regularly scheduled Zoning Hearing Board meeting is on Monday, August 4th, 2025, at the Manheim Township Municipal Office at 6:30PM.

<https://manheimtwp.sharepoint.com/sites/Planning/Shared%20Documents/General/ZONING%20HEARING%20BOARD/MINUTES/2025/07072025%20ZHB%20minutes.doc>