

Manheim Township Zoning Hearing Board Minutes
Monday, August 4, 2025
6:30 P.M.

Attendance:

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

River Valley Landscapes

R-2 Residential District, 2371 Lititz Pike

PLZHB25226

Brad Groff was sworn in for testimony.

Mr. Groff and Mr. Wood discussed the plan for the patio and memorial garden area. The discussion continued about the trees in the area and that the township owns the land closest to the patio. Mr. Strausser and Mr. Groff discussed the memorial garden. Sam Maurer asked Mr. Groff questions about the memorial garden use.

Mr. Strausser made a motion to approve a variance to allow a portion of the patio area and the two masonry walls and one columbarium to extend into the rear property setback by sixteen (16) feet. Section 806.2.A(5)[c] Mr. Gaissert seconded the motion. The motion was approved 3-0.

CGA Architects, Inc.

B-2 Business District & T-5 Neffsville Village Overlay, 2568 Lititz Pike

PLZHB25227

Keith Good and Dr. Christian Macedonia were sworn in for testimony.

Mr. Good presented the dimensional variance requests. Mr. Good explained the layout of the proposed building addition. Mr. Wood and Mr. Good discussed the exterior layout. Dr. Macedonia explained the need for the building expansion.

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Mr. Strausser made a motion to approve A variance for the side yard setback to be reduced from twenty-five feet (25') to seven and a half feet (7.5'). Section 1204.2.B.(5)[b]

A variance for the perimeter buffer that was previously approved at six feet (6') to be reduced to four feet (4'). Section 1204.2.B.(5)[e]

A variance to reduce the ten-foot (10') planting strip to four (4') minimum.
Section 2512.2.A. Mr. Gaissert seconded the motion. The motion was approved 3-0.

This meeting was adjourned at 6:53 PM. The next regularly scheduled Zoning Hearing Board meeting is on Tuesday, September 2nd, 2025, at the Manheim Township Municipal Office at 6:30PM.

<https://manheimtp.sharepoint.com/sites/Planning/Shared Documents/General/ZONING HEARING BOARD/MINUTES/2025/08042025 ZHB minutes.doc>