

Manheim Township Zoning Hearing Board Minutes
Tuesday, September 2, 2025
6:30 P.M.

Attendance:

David Wood	Present
Greg Strausser	Absent
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. 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.

Stehli Mill LLC

I-1 Industrial District & T-6 Urban Transition Overlay, 903 Marshall Ave; Suite 106
PLZHB25264

Alice Solomon was counsel for Stehli Mill LLC. Devin Dombrowski, Angelo Mufano and Kevin Ember were sworn in for testimony.

Ms. Solomon presented an overview of the Stehli Mill project. Ms. Solomon focused on the building at 903 Marshall Avenue. Ms. Solomon discussed the space, parking and access. Ms. Solomon presented the proposed business use that is planned to be conducted in the space. The zoning determination appeal was presented and discussed in detail.

Me. Ember and Ms. Solomon conducted question/answer with information about the property. Mr. Munafo provided information about the space, parking and access. An explanation of the proposed business was provided including the functions of the business. The board members asked extensive questions about the proposed use.

Mr. Trimble made a motion to approve an applicants appeal to the Zoning Officer's determination that the proposed use is "Motor Vehicle Washing Facility" and seeks a determination by the Zoning Hearing Board that its request to construct and for its Tenant to operate a specialty car detailing company on the premises qualifies instead as "Retail Sales of Goods and Services". Mr. Beyer seconded the motion. The motion was approved 5-0.

Matthew S. Kogut and Lorelei L. Nissly
R-2 Residential District, 1325 Clayton Road

PLZHB25265

Matthew S. Kogut and Lorelei L. Nissly were sworn in for testimony.

Mr. Kogut and Ms. Nissly presented their variance requests after detailing the existing and proposed layout of their property with their building plans.

Mr. Beyer made a motion to approve the construction of a 2-Story Addition on the east side of the property within the side yard setback and a one-story garage addition on the west side of the property that is within the Wilson Avenue front yard setback and the rear yard setback. Mr. Callahan seconded the motion. The motion was approved 5-0.

Manheim Township School District
R-3 Residential District / T-5 Neffsville Village Overlay, 100 School Road

PLZHB25266

Steve Gergely was sworn in for testimony.

Mr. Gergely presented the plan and layout for a maintenance building at the school campus. Mr. Gergely presented the variances requested to construct the proposed building. The board members discussed specifics about the building.

Mr. Trimble made a motion to approve a special exception Section 903.2 to allow an expansion for an accessory use for a school in the R-3 Zoning District. Mr. Gaissert seconded the motion. The motion was approved 5-0.

Wilmer Castro
R-3 Residential District, 600 Pleasure Road

PLZHB25267

Wilmer Castro and Juana Lova-Castro were sworn in for testimony.

Ms. Lova-Castro presented the case for the variances being requested noting issues with trespassing. Mr. Castro explained the plan for the front fence, pillar and light structure. The board asked property specific questions.

Mr. Beyer made a motion to approve a variance from Article XXI Section 2108, to install a fence with a height of eight (8) feet on depicted side and rear of property and to install a fence with a height of fifty-four (54) inches tall separated by sixty-two (62) inch tall pillars with decorative lamps on each pillar on depicted front and front corners of property. Mr. Callahan seconded to motion. The motion was approved 3-2.

New Beauty School, LLC

B-4 Business District/D-R Retrofit Overlay, 1630 Manheim Pike, Suite 3B

PLZHB25268

Keith Good and Jennifer Fry were sworn in for testimony.

Mr. Good explained the layout of the current building and proposed tenant space. Ms. Fry explained the proposed use as the beauty school and her plan for operation.

Mr. Trimble made a motion to approve a Special Exception to permit an Educational Institution for School of Cosmetology in a B-4 Zoning District. Mr. Beyer seconded the motion. The motion was approved 5-0.

This meeting was adjourned at 8:44 PM. The next regularly scheduled Zoning Hearing Board meeting is on Monday, October 6th, 2025, at the Manheim Township Municipal Office at 6:30PM.

<https://manheimtpw.sharepoint.com/sites/Planning/Shared Documents/General/ZONING HEARING BOARD/MINUTES/2025/09022025 ZHB minutes.doc>