

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

Attendance:

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

SN Lombardo Capital III, LLC

Industrial I-1/D-A Airport Overlay, 208 Bucky Drive

PLZHB25312

Mike Davis of Barley Snyder, Benjamin Smith, Brent Miller and Brent Detter of David Miller Associates were sworn in.

The applicant is requesting the following:

A Special Exception per Section 2409.2.C(15) to permit a conference/event center use.

A variance from Section 2409.3.E(10)(h) to permit a reduction of the 20-foot perimeter buffer requirement on the east and west sides of the property

Michael Davis of Barley Snyder presented an overview of the SN Lombardo project. Mr. Davis stated he is here to briefly go over the recent text amendment that was actually a result of a petition that was filed that ended up facilitating the conference and event center that they are asking for your approval for.

Mr. Strausser made a motion that the board approve the motion as advertised. Mr. Trimble seconded the motion. The motion was approved 5-0.

Amos King

Agricultural District, 3167 Kissel Hill Road

PLZHB25324

Amos King has been sworn in for testimony.

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The applicant is requesting the following:

A Special Exception in accordance with Section 603.1 for conversion of a single family detached farm dwelling for an additional dwelling unit.

A variance from Section 605.3.D, Section 605.3.E & Section 605.3.M to permit a (3rd) third dwelling unit on the property and not use a (TDR) Transferrable Development Right.

A variance from Section 606.2.E to permit an extension of the building for an additional dwelling.

A variance from Section 2604.3 to permit the conversion of a single-family detached farm dwelling without the use of a (TDR) Transferrable Development Right.

Amos King informed the board he was approved a year and half ago for an in-law quarter at 3167 Kissel Hill Road, but his previous permit did expire, unknowingly to him. He is asking for a reapproval.

Mr. Beyer made a motion to approve variances as previously approved in the letter dated August 8, 2023, from David Bednar, the Manheim Township Zoning Officer. Mr. Strausser seconded the motion. The motion was approved 5-0.

This meeting was adjourned at 6:59 PM. The next regularly scheduled Zoning Hearing Board meeting is on Wednesday, November 5th, 2025, at the Manheim Township Municipal Office at 6:30PM.

<https://manheimtwp.sharepoint.com/sites/Planning/Shared Documents/General/ZONING HEARING BOARD/MINUTES/2025/10062025 ZHB minutes.docx>