

Manheim Township Zoning Hearing Board Minutes
Monday, March 7, 2011
6:30 P.M.

Attendance:

Michael Winters	Present
Patrick Trimble	Present
David Wood	Present
Edward Hoover	Present
Robert Byram	Present
Helen Adams, Alternate	Absent

Chairperson Wood opened the Zoning Hearing Board meeting, requested a roll call, explained the Zoning Hearing Board meeting process, and announced the agenda.

Neato Burrito
B-3, 1917 Fruitville Pike

Case 11-08

Shayne Edmunds, Grace Graybill, John Rohrer and Thomas Despard were sworn in for testimony.

Mr. Edmunds explained that he is a local owner of a Neato Burrito restaurant in Harrisburg and is planning to open a quick style restaurant in the Foxshire Shopping Center. Burritos would be made while the customer are waiting and would be baked in an oven. There will be no open flames in the restaurant. The original seating plan was reduced to 41 seats which would be the same as the former Quiznos restaurant to reduce the impact of the site.

Mr. Pfannebecker stated that the site plan noted that there are 151 parking spaces in the shopping center and 192 parking spaces are required for all the uses in the center. In addition, he stated that a memo from Sam Maurer stated that the former Foxshire restaurant that once occupied the same space as three businesses, which includes this space, had 152 seats. The total parking required for all the three businesses is less than the parking that was needed for the former Foxshire restaurant alone.

Mr. Woods reviewed the special exception criteria with Mr. Edmunds. Mr. Edmunds stated the following: There would be no parking problem because all the parking spaces are not being utilized in the shopping center. There will be disposable utensils and baking the food with no open flames. The Neato Burrito restaurant has a good following. There is no restaurant of this type in the area therefore this restaurant would be good for the Township.

Tom Despard voiced his concern about the intersection at Fruitville Pike and Foxshire Drive. The intersection is busy and is difficult to pull out onto Fruitville Pike. Mr. Despard stated that he cannot make a turn south onto Fruitville Pike and placing another business in the shopping center would make the problem worse. Mr. Despard stated that because of the shortages of parking in the office buildings on Foxshire Drive their patron's park in the shopping center.

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The Board and Mr. Despard discussed the traffic pattern in the shopping center. Mr. Despard stated that a traffic light would be needed at that intersection. Mr. Woods stated that the traffic light request should go before the Manheim Township Commissioners. Mr. Edmunds stated that he would support a traffic light.

Mr. Winters moved to approve the request to permit a special exception in accordance with section 1203.4. to permit a quick serve restaurant service made to order burritos and seating for 41, similar size and style of the restaurant that previously existed, consistent with the testimony and exhibits presented before the Board this evening. Mr. Hoover seconded the motion. The motion was approved 5-0.

The meeting adjourned at 6:50 PM. The next regularly scheduled meeting will be held on Monday, April 4, 2011 at 6:30 P.M.

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