

Manheim Township Zoning Hearing Board Minutes
Monday, June 4, 2012
6:30 P.M.

Attendance:

Helen Adams	Present
Patrick Trimble	Present
David Wood	Present
Edward Hoover	Absent
Gregory Strausser	Present
Jennifer Luciani	Present

Chairman David Wood called the Zoning Hearing Board meeting to order, requested a roll call, explained the Zoning Hearing Board meeting process, and announced the agenda.

Integrity Bank on behalf of Kevin Lapp
B-3 with D-R Overlay, 2055 Fruitville Pike

Case 12-13

William Swiernik, James Gibson, Kevin Lapp and Ann Lusk were sworn in for testimony.

Mr. Trimble announced that he has a business relationship with James Gibson but not related to this case.

Mr. Swiernik distributed exhibits of aerial photographs of the property and then began testimony by stating the following: Kevin Lapp is the owner of this property. Integrity Bank is requesting a variance to encroach the perimeter buffer with the driveway and parking spaces because of the configuration of the lot and driveway. The driveway is required to be at the proposed location in order to line up with the intersection with Hawthorne Center.

There were discussions to shift the building back into the lot further or further to the left (north) to allow compliance. Mr. Swiernik stated that the traffic circulation on this site dictates the building location and driveway design. Mr. Swiernik stated that this is the best location for the bank. Mr. Gibson stated this driveway design is needed because of the preferred location of the ATM.

Public comment:

Ann Lusk has her business at the neighboring property and voiced her concerns of stormwater runoff issue which may be worsened with this development. Mr. Swiernik stated that the stormwater for this development would be directed into a basin on this property and the stormwater runoff should not enter the basin on her property.

There was an executive session.

Mr. Strausser moved to approve the following: a fifteen (15) foot variance of Section 1304.2.H.5.e to allow a parking area to encroach within of the perimeter buffer to be five (5) feet from the side property line; a five (5) foot variance of section 2511.2.A. to allow the required planting strip to be five (5) feet instead of the required ten (10) feet; a variance of Section 2808 to allow an additional year, a total of two (2) years, from the date of approval of the variance to

Zoning Hearing Board Minutes

June 4, 2012

Page 2

obtain permits and an additional year, a total of three (3) years, to complete construction. Ms. Luciani seconded the motion. The motion was approved 3-2., with Ms. Adams and Mr. Wood voting against the motion.

Bruce Shenk

I-1 with D-A Overlay, 203 Koser Road

Case 12-14

Bruce and Jodie Shenk were sworn in for testimony.

Mr. Shenk testified that he obtained Manheim Township Zoning Hearing Board approval for an addition and remodel of this existing home. Mr. Shenk stated that when he and his family were working on the home they became ill. When the home was tested, mold was discovered in the home.

Mr. Shenk explained that he is requesting to construct a new home and is requesting variances to demolish the existing home and build the new home without using the original foundation and to construct a home and garage larger than the existing home.

Mr. Shenk stated the following: The proposed impervious coverage would be the same as what is existing on the property. The proposed house would be moved back from the road to comply with the building setback requirements and line up with the existing driveway. The square footage of the home would be smaller than the prior proposed addition that was approved by the Zoning Hearing Board.

Mr. Shenk stated that the mold issue and family health problems are the reasons for demolishing the house.

Mr. Strausser moved to approve a variance of Section 301.4.C.2. to demolish an existing residential dwelling and garage and reconstruct a new dwelling with attached garage without using the previous foundation, and a variance of Section 301.4.C.3. to permit the new dwelling to be larger than the demolished dwelling. Ms. Adams seconded the motion. The motion was approved 5-0.

The meeting adjourned at 7:50 PM. The next regularly scheduled meeting will be held on Monday, July 2, 2012 at 6:30 P.M.