

**Manheim Township Zoning Hearing Board Minutes**  
**Monday, July 2, 2012**  
**6:30 P.M.**

---

**Attendance:**

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

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.

**Penn Cinema Management Co. LLC**  
I-3 with D-A Overlay, 541 Airport

**Case 12-15**

Penn Ketchum and Thomas Matteson were sworn in for testimony.

Mr. Matteson explained the requests and stated the following: Penn Cinema would like to fill in the space between the main theater building and the Imax building, planning to rent the space for a commercial recreation use. Zoning variances are being requested regarding 75 foot of façade without a visual break, the building length exceeding 400 feet and the purchasing of Transferable Development Rights (TDR) based on the expanded portion of building.

In addition, Mr. Matteson stated that the existing buildings pre-dated the adoption of the 2011 Zoning Ordinance where the new building length and TDR requirements were adopted. Mr. Matteson stated that would be a burden to Penn Cinema to be required to purchase TDR's based on the building exceeding the permitted building length of 250 feet rather than base on the proposed addition.

Penn Ketchum explained the history of the approvals and construction of the existing theater buildings. Mr. Ketchum stated that the new addition would also be useful for employees to travel between the two existing buildings.

Mr. Strausser moved to approved the following: a variance of Section 2409.2.D.(1) to permit portions of the existing building façade to exceed 75 feet without a visual break in the façade, a variance of Section 2409.2.D.(2) to permit the proposed building length to exceed 400 feet and a variance of Section 2606.2.B.(2) to permit the number of Transferable Development Rights to be purchased to be based on the expanded portion of the building length and space rather than that portion of the building that exceeds 250 feet. Mr. Trimble seconded the motion. The motion was approved 4-0.

The meeting adjourned at 7:02 PM. The next regularly scheduled meeting will be held on Monday, August 6, 2012 at 6:30 P.M.