

Manheim Township Zoning Hearing Board Minutes
Monday, December 7, 2015
6:30 P.M.

Attendance:

David Wood	Present
Greg Strausser	Present
Helen Adams	Absent
Jennifer Luciani	Absent
David Beyer	Present
Patrick Trimble	Present

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

John and Vicki Frye
110 Seltzer Court, R-2 Residential

PLZHB15324

John Frye, Vicki Frye and John Roche were sworn in for testimony.

Referencing the site plan and floor plans, Mr. Roche explained the project regarding the special exception request to construct an addition for an accessory dwelling unit. Mr. and Mrs. Frye plan to construct the accessory dwelling unit for them to live in, allowing their son and his family to live in the principal dwelling. A restoration plan was presented to the Board and Mr. and Mrs. Frye understood when the restoration plan must be implemented.

Mr. Frye stated that the neighbors on either side of them know about this project.

The Board commented how well this submission and testimony was presented.

Mr. Strausser moved to approve a special exception to permit the construction of an attached accessory dwelling unit structure and use as an accessory dwelling unit for the purpose of an extended family living quarters in accordance with Section 803.6. and Section 2515 of the Manheim Township Zoning Ordinance. Mr. Beyer seconded the motion. The motion was approved 4-0.

Lancaster Country Day School
725 Hamilton Road, R-2 Residential

PLZHB15325

Ms. Hoffer explained that Lancaster Country Day School is requesting time extension for the previously approved plan for the building additions at the school. The request is to extend an additional 2 years to obtain permits and an additional 4 years to complete construction both from the January 15, 2015 approval date.

Ms. Hoffer stated that there is another addition plan in the process. Ms. Hoffer stated that she did not want this approval to expire before the other plan is processed.

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Mr. Beyer moved to approve a variance to permit an extension of time of one year from the previous approval, to take us to January 2017, to obtain permits and two years additional for the completion of the construction, which would take us to January 2019 to complete construction pursuant to Section 2808.1. regarding the prior approval of case PLZHB15002 of the elementary and secondary school expansion. Mr. Trimble seconded the motion. The motion was approved 4-0.

**Wolf Motor Company d/b/a/ Chapman Ford
1485 Manheim Pike, B-4 Business and D-R Retrofit Overlay**

PLZHB15326

Paul Artale, Michael Chapman, James Necker, Ray Garraffa and Donato Melchiorre were sworn in for testimony.

Donato Melchiorre requested party status for this case. The board voted unanimously, 4-0 granting party status to Mr. Melchiorre for this case.

Caroline Hoffer of Barley Snyder began by explaining the project. The two (2) existing lots will be joined together and will be purchased by the Chapman Company. Ms. Hoffer distributed exhibits including new site and floor plans, sign layouts and elevations for the property. Referencing the distributed plans, Ms. Hoffer explained the proposed new lot layout including a new building, existing building alterations and the new sign layout.

Mr. Chapman explained their intentions for the property that the business will be consolidated on this property moving from East Petersburg. Referencing the distributed plans Mr. Chapman explained the changes to the façade of the buildings.

Mr. Artale of David Miller Associates explained the planned site improvements on the property.

Ms. Hoffer explained the proposed variances for the property regarding buffers, setbacks, new signs and why the relief is needed.

Mr. Chapman reduced the sign height and area variance requests by choosing another sign package that is offered by the Ford Company.

Ms. Hoffer requested a time extension of 18 months from the zoning approval to obtain permits and 36 months to complete construction.

Mr. Trimble moved to approve the application as submitted with the following changes relative to the sign ordinance: a variance of Section 1806.2. Table 2 Part A to permit two additional freestanding signs on the property. Also to permit freestanding signs to exceed the maximum size and maximum height along Rt. 283 with the one sign that will be there, exceeding the height by 16 feet 9 inches and the square footage allowed to exceed by 10 square feet. Relative to Manheim Pike you are within the ordinance on the square footage and one of the pylon signs will be over by 9 inches in height. And to permit total building signs to exceed 200 square feet as per the testimony presented this evening, on the one buildings would be a total of 308.02 square feet

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and on the second building it would be a total of 191.01 square feet. And then also a variance to Section 2808.1 to permit a time extension from 12 to 18 months for obtaining permits and extending from two years to three years for completing construction as per the testimony provided here this evening.

Mr. Beyer seconded the motion. The motion was approved 4-0.

The meeting was adjourned at 8:19 PM. The next regularly scheduled Manheim Township Zoning Hearing Board meeting will be on Tuesday, January 5, 2016.