

**Manheim Township Zoning Hearing Board
Agenda
Tuesday, January 4, 2022, at 6:30 p.m.**

The Manheim Township Zoning Hearing Board has resumed in-person hearings in the Morgan Center located at the Manheim Township Public Library at 595 Granite Run Drive, Lancaster, PA 17601. Remote access to the Zoning Hearing Board is provided through Zoom with the link below. However, since all COVID related directives have been rescinded, commenting on any Zoning Hearing Board cases, or participating as a witness must occur in person. Anyone wishing to listen to testimony provided at the Zoning Hearing Board may do so remotely through Zoom. Further, Zoning Hearing Board case materials are posted on the website for remote access viewers.

ZOOM MEETING INFORMATION

[Join Zoom Meeting](#)

<https://us06web.zoom.us/j/85151490585>

Meeting ID: 851 5149 0585

Call +1 267 831 0333.

ROLL CALL

Sonshine Holding LP

1. R-2 Residential, 1051 Eden Road (aka 1235 Stoner Lane).

[PLZHB21472](#)

The applicant is requesting a variance of Section 2108.5. to permit fences to coincide and cross certain property lines as shown on the submitted site plan exhibit.

Pet Emergency Treatment Services (PETS)

2. B-4 Business and T-6 Urban Transition Overlay, 930 North Queen Street.

[PLZHB21473](#)

The applicant is requesting the following: a special exception in accordance with Section 1403.6. to permit a building addition to the existing PETS facility; a variance of Section 1406.2.F.5.a. to permit the building addition to encroach within the minimum front yard building setback from the North Market Street right of way; a variance of Section 1406.2.F.5.b. to permit the building addition to encroach within the minimum 25 foot side yard building setback from the northern property line; a variance of Section 1406.2.F.5.d. not to require a 20 foot wide perimeter buffer from the northern property line; a variance of Section 1406.2.F.6. to permit 18 percent of open area on the lot; a variance of Section 2108.2. to permit the proposed fence to be taller than 42 inches at the rear of the building addition.

Chick-fil-A

3. I-1 Industrial and DA Airport Overlay, 100 West Airport Road.

PLZHB21474

The applicant is requesting the following: a special exception regarding Section 1503.6 and Section 2409.2.C.9. for a restaurant provided there are no drive-thru facilities; a variance of Section 1503.6 and Section 2409.2.C.9. to permit a restaurant with a drive-thru facility; a variance of Section 1505.2.D.5.d. to permit encroachment within the 20-foot perimeter buffer at the southern portion of the site along the proposed drive-thru; a variance of Section 2103.1 to permit the canopy accessory structure height to exceed 10 feet; a variance of Section 2103.3. to permit the canopy accessory structure to be located within the required front yard building setback line; a variance of Section 2409.3.C. to permit the proposed buildings not to be located within the 15-to-25-foot build to line within the Airport Overlay; a variance of Section 2512.2.A. not to provide a 10-foot wide planting strip; a variance of Section 2512.3.A not to provide parking lot screening within 10 foot from the street right of way line; a variance of Section 2512.3.C.3. not to provide a landscape island within the 15 parking spaces in a row along the front edge of the restaurant; a variance of Appendix A.14.3. Design Standard to provide a 5-foot-wide sidewalk instead of the required 10-foot-wide sidewalk; a variance of Appendix A.16.3. Design Standard not to provide a landscape wall.

CHI St. Joseph Children's Health

4. R-2 Residential and T-1 Overlay, 1834 Lititz Pike.

PLZHB21475

The applicant is requesting the following: a special exception under Section 803.1 for a House of Worship use; a Special Exception under Section 803.2. for an Elementary/Secondary School; a variance of Section 806.2.A.2. for minimum lot area for church use; a variance of Section 806.2.B.2. for minimum lot area for school use; a variance of Section 806.2.A.5.b. for encroachment by existing church use building in the side yard building setback; a variance of Section 806.2.B.5.b. for encroachment by existing school use building in the side yard setback; a variance of Section 2005.4. for parking in front yard setback in the residential zoning district; a variance of Section 2002.2. and Section 2002.10 for required number of parking spaces.

Jeff & Jill Stoltzfoos

5. R-1 Residential, 1544 New Holland Pike

PLZHB21476

The applicant is requesting a variance of Section 2103.1. to permit the proposed garden pavilion outbuilding height to exceed 10 feet.

Nelson Rohrer

6. Agricultural, 1170 Hunsicker Road.

PLZHB21477

The applicant is requesting a variance of Section 605.2.A.4.a.iii. to permit the encroachment of an agriculture storage pole building within the rear yard and side yard building setbacks; a variance of Section 605.5. to permit less than 75 percent of open area on the lot.

Oaktree Outdoor Advertising LP

7. I-1 Industrial and D-A Airport Overlay, 101 West Airport Road.

PLZHB21478

The applicant is requesting a variance of Section 1806.4.A. to permit the area of an Electronic Variable Messaging Sign (EVMS) to exceed 60 percent of the total freestanding sign.