

WEST MANHEIM TOWNSHIP ZONING/HEARING BOARD

MINUTES

TUESDAY, SEPTEMBER 26, 2023

7:00 P.M

Meeting

Chairman Jeffrey Garvick called the meeting to order at 7:00 pm

Roll Call

Present: David Appleby
Jeffrey Garvick
Michael Hawkins
Don Whatley

Absent: Kelly Gabliks

Others in Attendance: Michael Bowersox, Township Manager/Zoning Officer
Jay Kalasnik, Solicitor
Christine Myers, Stenographer
Shanna Smale, Township Secretary

Not in Attendance:

Approval of Minutes:

Chairman Garvick noted that future minutes should reflect the outcome of the case. Chairman Garvick then made a motion to approve the minutes as given from May 23, 2023, seconded by Don Whatley. **Motion carried.**

Applications:

(1) Case – VA #03-09-06-2023

Applicant: Whitetail Ridge LLC– Applicant requests a variance from the West Manheim Township Zoning Ordinance, § 270-46 Area Regulations. Applicant seeks a dimensional variance to exceed the maximum lot area permitted for a single-family dwelling.

Location of Applicant’s property: Black Rock Road, Parcel #52000-BE-0001, 52000-BE-0011A, 37000-BE-0011 (Portion in West Manheim Township only), West Manheim Township.

The Zoning Hearing Board GRANTED the Variance Request for Whitetail Ridge LLC.

(2) Case – VA #04-09-07-2023

Applicant: Hanover Commerce, LLC (Taco Bell)– Applicant is requesting two variances from the West Manheim Township Zoning Ordinance: (a) Article XIX Sign Regulations and Requirements § 270-190 Permanent Sign Requirements. Applicant seeks a variance to the maximum number of wall signs permitted. (b) Article XX Parking § 270-197 Schedule of required parking spaces. Applicant seeks a variance to allow for thirty (30) parking spaces where thirty-eight (38) are required.

Location of Applicant’s property: 1851 Baltimore Pike Hanover, PA 17331, West Manheim Township.

Vice-Chairman Hawkins made a motion to accept the submitted continuance letter, seconded by David Appleby. **Motion carried** to GRANT the continuance. The hearing will be scheduled on Tuesday, October 24, 2023.

The full hearing transcription as taken by the designated court stenographer is available upon request.

Other Business

None

Adjournment

David Appleby made a motion to adjourn at 8:30 pm, seconded by Vice-Chairman Hawkins. **Motion carried.**

Respectfully submitted,



Shanna Smale
Township Secretary