

WEST MANHEIM TOWNSHIP ZONING/HEARING BOARD

MINUTES

TUESDAY, JANUARY 23, 2024

7:00 P.M

Meeting

Michael Hawkins called the meeting to order at 7:01 pm

Roll Call

Present: David Appleby
Kelly Gabliks
Michael Hawkins
Rob Miller

Absent: Don Whatley

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

Re-Organization - 2024

- A. Chairman
Temporary Chairman Michael Hawkins asked for nominations for Chairman for 2024. Kelly Gabliks nominated Michael Hawkins as Chairman. The board approved.
- B. Vice-Chairman
Chairman Michael Hawkins asked for nominations for Vice-Chairman for 2024. Chairman Hawkins made a nominated Kelly Gabliks for Vice-Chairman. The board approved.
- C. Meeting Dates & Times
Chairman Michael Hawkins asked the board if they wanted to keep the 4th Tuesday of each month at 7 pm for Zoning Hearing Board meetings. The board approved.

Approval of Minutes from October 24, 2023

Vice-Chairman Kelly Gabliks noted that in the minutes it should be a mentioned that though we did grant the variance request for Hanover Commerce, LLC the original variance request was amended by Hanover Commerce, LLC to go from signs on all four sides of the building to three.

With the noted changes to be made Kelly Gabliks made a motion to approve the minutes from October 24, 2023, seconded by David Appleby. **Motion carried.**

Application:

Representation for Burkentine Builders noted that the Legal Advertisement though listing nineteen (19) parcels in the Location of Applicant's property only stated fifteen (15) parcels in the written description. Solicitor Jay Kalasnik explained to the board the different scenarios that could take place when the Legal Advertisement has incorrect information. After a brief discussion, representation for Burkentine Builders decided to proceed with the hearing.

Case – VA #01-12-20-2023

Applicant: Belmont Ridge Villas LLC/Burkentine Builders –Applicant requests variances for 15 undeveloped or partially developed lots within the Belmont Ridge Villas residential development. The variances are from the West Manheim Township Zoning Ordinance, § 270-84(d)(3) Yard, setback, and lot regulations. Applicant seeks dimensional variances to construct 10'x12' decks on the rear of the homes to be constructed which would encroach the rear yard setback by five feet beyond that which is permitted by the Ordinance.

Location of Applicant's property: 225 Ridge View Lane, 229 Ridge View Lane, 231 Ridge View Lane, 235 Ridge View Lane, 239 Ridge View Lane, 243 Ridge View Lane, 247 Ridge View Lane, 251 Ridge View Lane, 255 Ridge View Lane, 259 Ridge View Lane, 263 Ridge View Lane, 267 Ridge View Lane, 271 Ridge View Lane, 275 Ridge View Lane, 279 Ridge View Lane, 283 Ridge View Lane, 101 Coastal Drive, 105 Coastal Drive, 109 Coastal Drive

The Zoning Hearing Board **GRANTED** the Variance Requests with conditions for all nineteen (19) lots listed by address in the Legal Notice for Belmont Ridge Villas, LLC.

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

Other Business

None

Adjournment

Vice-Chairman Gabliks made a motion to adjourn at 7:40 pm, seconded by Rob Miller.
Motion carried.

Respectfully submitted,

Shanna Smale
Township Secretary