

WEST MANHEIM TOWNSHIP ZONING/HEARING BOARD

MINUTES

TUESDAY, FEBRUARY 27, 2024

7:00 P.M

Meeting

Michael Hawkins called the meeting to order at 7:05 pm

Roll Call

Present: David Appleby
Kelly Gabliks
Michael Hawkins
Rob Miller

Absent: Don Whatley
Jay Kalasnik, Solicitor

Others in Attendance:

Lacy Kerns, Stenographer
Michael Bowersox, Township Zoning Officer/Manager
Shanna Smale, Township Secretary

Approval of Minutes from January 23, 2024

Kelly Gabliks made a motion to approve the minutes from January 23, 2024, seconded by Rob Miller. **Motion carried.**

Applications:

(1) Case – VA #02-01-05-2024

Applicants: Vanessa & Joshua Schmidt – Applicants request a variance from the West Manheim Township Zoning Ordinance, § 270-37 Permitted Uses. Applicants seek to use their property in the Commercial-Industrial District for both commercial and residential purposes. Location of Applicant’s property: 2693 Baltimore Pike, West Manheim Township, PA 17331

Testimony was given by Joshua and Vanessa Schmidt.

Kelly Gabliks made a motion to **DENY** the variance from the West Manheim Township Zoning Ordinance, § 270-37 Permitted Uses. Applicants seek to use their property in the Commercial-Industrial District for both commercial and residential purposes, seconded by David Appleby. **Motion carried.**

(2) Case – VA #03-01-30-2024

Applicant: Strickler Signs on behalf of Amos K. and Barbie M. Stoltzfus d/b/a Pine Creek Structures – Applicant requests two dimensional variances from the West Manheim Township Zoning Ordinance: Chapter 270, Part 8, Signs, Chart 1:2, to permit a freestanding sign larger than 50 square feet and Chapter 270, Article XIX, Sign Regulations and Requirements § 270-186.G.(5), to permit an electronic sign within 300 feet of residential use. Location of Applicant’s property: 2901 Baltimore Pike, West Manheim Township, PA 17331

Testimony was given by Ron Thomas and Tiffany Hannah of Strickler Signs, Cole Boyer of Pine Creek Structures and resident Cole Stricker.

David Appleby made a motion to **GRANT** the variance from the West Manheim Township Zoning Ordinance: Chapter 270, Part 8, Signs, Chart 1:2, to permit a freestanding sign larger than 50 square feet, seconded by Rob Miller. **Motion carried.**

Rob Miller made a motion to **GRANT** the variance from the West Manheim Township Zoning Ordinance: Chapter 270, Article XIX, Sign Regulations and Requirements §270-186.G.(5), to permit an electronic sign within 300 feet of residential use, with the following condition that the electronic sign be turned off between the hours of 9 pm and 6 am daily, seconded by David Appleby. With a three to one vote, **Motion carried.**

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

Other Business

None

Adjournment

Kelly Gabliks made a motion to adjourn at 8:30 pm, seconded by Rob Miller. **Motion carried.**

Respectfully submitted,

Shanna Smale
Township Secretary