



PENN TOWNSHIP

LANCASTER COUNTY, PA

ZONING HEARING BOARD

Meeting Agenda December 12, 2018

1. Call to Order at 7:00 PM
2. Approve Minutes of November 14, 2018
3. Sign Decision from Case(s) #903
4. Case(s):
 1. **Case #904** - South Banque Farm, LLC., (C.O. J. Mark Kreider), applicant, is requesting a variance from Section 27-209.1 Area & Bulk Regulations (maximum lot coverage). This section states the maximum permitted lot coverage for Non-Residential Uses shall not exceed 50%. The applicant requests a variance to allow maximum lot coverage to be increased to 86.4%. The subject property for this request, is located at 710 Lancaster Rd, Manheim, PA, 17545, in the T-5C Commercial Zoning District, Tax ID#500-20231-0-0000. The applicant also requests a variance from Section 27-310.12 Minimum Required Parking. This Section states that automobile sales facilities shall have 1 parking space per 1,000 square feet of gross indoor and outdoor display area. The applicant requests a variance to permit a total of 2 parking spaces instead of 14. The subject property for this request, is located at 800 Lancaster Road, Manheim, PA 17545, in the T-5C Commercial Zoning District, Tax ID#500-29437-0-0000.
 2. **Case #905** – Wendy Flichman, applicant, Penn Towne Center, LLC., (property owner), is requesting a variance from Section 27-313.3.B.(2)(d) Planned Business Center & Shopping Center Signs. This section states that the maximum square footage of a wall sign for a tenant in a planned business or shopping center, may not exceed 50 square feet. The applicant is requesting a maximum sign area of 241.45 square feet for the tenant space. The subject property is located at 1223 Lancaster Road, Suite 110, Manheim, PA 17545, in the T-5C Zoning District, Tax ID#500-11586-1-0002.
5. Adjourn

UPCOMING MEETINGS

- Next Board of Supervisors Meeting: Wednesday, December 26, 2018
- Next Planning Commission Meeting: Tuesday, January 8, 2019
- Next Zoning Hearing Board: Wednesday, January 9, 2019

Board Members: Please do not visit the sites as a group or alone or discuss the cases prior to the hearing. Group visits to the sites could be considered a meeting and prior discussion could be considered ex parte communications.

Matthew Reeser, Penn Township Zoning Officer