

Manor Township Zoning Hearing Board Minutes

Wednesday, September 7, 2016

Time: 7:00 P.M.

Chairman Chris Peris called the Manor Township Zoning Hearing meeting to order in the Manor Township Municipal Building on Wednesday, September 7, 2016 at 7:00 p.m. Chairman Peris introduced the Board and led those in attendance in the Pledge of Allegiance to the Flag.

Members Present: Chris Peris, Bradley Singer & Alex Egner
Township Officials Present: James McManus and Ryan Strohecker
Visitors: Carl Ranck (534 Habecker Church Road)

Minutes

Chris Peris sought a motion to approve the minutes from the August 3rd, 2016 meeting. Brad Singer made a motion to approve the minutes as submitted. Alex Egner seconded the motion and the motion carried unanimously.

Old Business

Case #3 – 2016 – The application of Living Light Mennonite Church, property located at 2625 Safe Harbor Road, Washington Boro, Pennsylvania 17582, Account #4103934100000, for a variance of Section 201.6.3 A. Nonconforming Church Front Yard Setback, in accordance with Section 605.4 – Variances. The Applicant would like to add on to the existing building. The property is zoned Agricultural (A).

Mr. McManus stated that a draft decision was prepared and was before the Board tonight based on the thoughts and opinions he received from the Zoning Hearing Board members. The Board has not discussed this decision in a quorum setting. They review the decision and make any comments respecting the draft that is before them this evening. Mr. McManus stated that the draft contains findings of fact and conclusions of law based upon the testimony at last month's meeting. Mr. McManus read the draft decision which stated:

The application of Living Light Mennonite Church for a variance to the provisions of Section 201.6.3.A. of the Zoning Ordinance to allow the construction of a 20'8" x 42'4" two-story addition to an existing Church building to be located as near as 15'6" to the right-of-way of Safe Harbor Road on the Property located at 2625 Safe Harbor Road, Lancaster, Pennsylvania, 17582, Account No. 410-39341-0-0000 is granted subject to the following conditions:

1. The Applicant shall at all times comply with and adhere to the plans, Exhibits and all other evidence presented to the Board by the Applicant at the hearing held on August 3, 2016.

2. The Applicant shall comply with all other applicable governmental rules, ordinances and regulations regulating the construction, use and occupation of the proposed Building Project.

Mr. Peris asked if there was any discussion from the Board members concerning the decision. Mr. Egner asked a question regarding the elevator discussion that was talked about at the August 3rd hearing and wanted to know if the decision and its conditions would include not just the building proposal that the Board saw in hard copy but also the testimony that was presented. Mr. McManus said his recollection was that there was an explanation as to where that elevator was and the decision does mention the elevator as part of the proposed findings.

Mr. Peris stated with there being no further discussion from the Board that a motion be made. Mr. Singer made a motion that the decision as drafted be accepted by the Board for approval and grant the variance as the applicant made. Mr. Egner seconded the motion and the motion passed unanimously.

The meeting was adjourned at 7:12 p.m.

Respectfully submitted,

Alexander D. Egner
Secretary

Recording Secretary
Ryan Strohecker