

## Manor Township Zoning Hearing Board Minutes

Wednesday, April 5, 2017

7:00 p.m.

Chairman Chris Peris called the Manor Township Zoning Hearing Board meeting to order in the Manor Township Municipal Building located at 950 West Fairway Drive, Lancaster, Pennsylvania on Wednesday, April 5, 2017 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: Missy Charles, Chris Peris, and Bradley Singer  
Members Absent: Alex Egner  
Township Officials Present: James McManus and Nick Ebersole  
Visitors: See attached Sign-In Sheet

### Re-organization

Appointment by Board of Supervisors – Brad Singer was appointed for a three year term by Resolution 2-2017 beginning January 3, 2017 and expiring January 6, 2020.

### Election of Officers

Chairman – Brad Singer nominated Chris Peris as Chairman.

Vice Chairman – Chris Peris nominated Brad Singer as Vice Chairman.

Secretary – Missy Charles nominated Alex Egner as Secretary.

Chris Peris made a motion to approve these nominations, Brad Singer seconded, and the motion carried unanimously.

### Set Meeting Dates

Chris Peris made a motion to meet the first Wednesday of each month at 7:00 p.m.

### Selection of 2017 Zoning Hearing Board Solicitor

Chris Peris made a motion to retain James R. McManus as Solicitor for the Zoning Hearing Board for 2017. Brad Singer seconded and the motion carried unanimously.

### Minutes

Chris Peris made a motion to approve the September 7, 2016 meeting minutes as they have been submitted. Brad Singer seconded and the motion carried unanimously.

## **New Business**

Case #1-2017 – The application of Reese Investment LLC property located at 135 West Charlotte Street, Millersville, Pennsylvania 17551, account #410-11799-0-0000 for a Special Exception of Section 425-113.A in accordance with Section 425-123.C-Application for Special Exception. The Applicant would like to expand a nonconforming use. The property is zoned Medium Density Residential (RM). The meeting was turned over to James McManus.

Mr. McManus asked if the Applicant was present. The Applicant Michael Charles was present. Mr. Charles is being represented by Maria Di Stravolo Elliott, attorney at Barley Snyder and Reilly Noetzel, attorney at Barley Snyder.

Jim McManus requested that Nick Ebersole, Zoning Officer for Manor Township, be sworn in. In that capacity, Mr. Ebersole received the application from Michael Charles, indexed at #1-2017. The application was on a standard Township form that was completed and signed. The application includes the a nine page narrative, a list of adjoining property owners, and series of plans as follows; a site plan, a packet of photos labeled exhibit A-F, a 1976 subdivision land development plan of the tract which is the subject of the application as approved by the Supervisors in an action taken in 1976. The application, together with the contents, was marked as Exhibit #1. A notice of the time, date, place and subject matter was published in the Lancaster Newspapers on March 22 and March 29, 2017. Proof of publication was marked Exhibit #2. The property, which is the subject of this application, was posted with a notice of the time, date, place and subject matter on March 22, 2017. The notice was the same that was published in the Lancaster Newspaper. The same notice was placed on the bulletin board in the lobby of the Manor Township Municipal Building on March 22, 2017.

Bill Swiernik of David Miller Associates, Maria Di Stravolo Elliott of Barley Snyder, and Reilly Noetzel of Barley Snyder were sworn in.

Reilly Noetzel is representing Reese Investments LLC and the application for expansion of nonconforming use. The property is located at 135 West Charlotte Street, on the corner of Applewood Lane and West Charlotte Street. The record title owner is Reese Investments LLC. The zoning is Medium Density Residential. The property is approximately .98 acres. The property is approved with a three-story farm house and a two-story carriage house built in 1900. The current use is for seven residential apartments which was approved in 1974 as a conditional use. In 1976, (Exhibit G) the buildings were approved as they currently are. The applicant is applying for a special exception to expand the nonconforming use of the property as residential apartments and the applicant is looking to build a 3,920 square foot addition between the two existing structures. The addition would contain four new residential apartment units for a total of eleven units on the property. The addition would be attached to the existing three-story farmhouse. This special exception is being sought under Section 425-113.A.

Bill Swiernik of David Miller Associates, presented additional exhibits of images that show the site after the construction of the building addition. Request is being sought for consideration of a 1,960 square foot building addition which will consist of four additional residential apartments. Two on the first floor and two on the second floor. Presently, there are four apartment units within the farmhouse building and three apartment units in the carriage house. With the proposed improvements as shown, including additional parking, and proposed garages for the new tenants, the lot usage will be just under 34 percent lot coverage.

Mr. Sweirnik noted that if approved, a land development process will need to be taken. That would allow for the plans to be reviewed for stormwater and other uses associated with the land development process. This is just the first step in the process. The site is serviced by public water and sewer and the services would be extended to accommodate the four additional apartment units.

Mr. Sweirnik remarked that parking for the proposed use consists of 22 spaces, 2 per unit.

Mr. Sweirnik commented the apartment building is intended to be constructed in accordance and in appearance to the existing building.

Mr. Sweirnik stated the Applicant went door to door and spoke with the neighbors about the proposed project. It was noted that no neighbors are in attendance as to no one had any objections to the addition.

Mr. McManus asked if the proposal is to expand the area of the buildings that are non-conforming on the tract and described will be 48 percent of the current square footage of all of the habitable floors in those two buildings. Mr. Sweirnik commented that is correct.

Mr. McManus asked about the setback.

Mr. Sweirnik answered the setback was justified based on discussions with the Township regarding what was proposed to be done.

Mr. McManus asked about the required setback. Mr. Sweirnik said the setback is compliant, which is approximately 15 feet.

Mr. McManus stated that the testimony is concluded. Chris Peris added that the decision will be rendered at next month's meeting, Wednesday, May 3, 2017 at 7:00 p.m.

Mr. Peris commented that with no further business to discuss, the meeting adjourned at 8:04 p.m.

Respectfully Submitted,

Alex D. Egner  
Secretary

Recording Secretary  
Teresa Strubel