

## Manor Township Zoning Hearing Board Minutes

Tuesday, October 17, 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 Tuesday, October 17, 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: Bradley Singer, Chris Peris, and Missy Charles  
Township Officials Present: James McManus and Nate Taggart  
Staff Present: Teresa Strubel  
Visitors: See attached Sign-In Sheet

**Previous Month Minutes** – Chairman Peris stated the approval of minutes will be postponed until next meeting.

### Old Business

Case #2-2017 – The application of Turkey Hill Dairy, LP, property located at 2601 River Road, Conestoga, PA 17516, account #410-27765-0-0000 for a Variance from Section 425-41.O.2.a in accordance with Section 425-123.D-Variations. The Applicant would like to remove interior landscape islands from an existing parking lot. The property is zoned Industrial (I).

Testimony is closed and a decision will be rendered.

Chairman Peris commented that with no discussion from the Board, a motion be made to accept the Decision as rendered. Brad Singer made a motion based on the following decision as read by Jim McManus:

Based upon the foregoing, the application of Turkey Hill, L.P., for a variance to the provisions of the Zoning Ordinance regulating the required minimum landscaping of a parking lot containing 20 or more parking spaces (§425-41.O.(2)(a)) on property located at 2601 River Road, Conestoga, is hereby granted to eliminate the landscape island areas within the parking lot.

The approval of the aforesaid variance is subject to the following conditions:

- 1) The Applicant shall adhere to the facts and dimensional criteria contained in its application, exhibits, and site plan prepared by D.C. Gohn Associates, Inc. dated August 8, 2017, as well as all testimony presented by the Applicant or on its behalf at the hearing held on September 6, 2017.

- 2) The Applicant shall comply with all applicable State and local regulations regarding any construction relating to the removal of the landscape islands on the Property.

Any violation of the conditions contained in this Decision shall be a violation of the Zoning Ordinance and shall be subject to the penalties and remedies as set forth in the Pennsylvania Municipalities Planning Code.

Missy Charles seconded and the motion carried unanimously.

Case #3-2017 – The application of Rohrer Dairy Farms Properties, LP, property located at 126 Charlestown Road, Washington Boro, PA 17582, account #410-03859-0-0000 for a Special Exception of Section 425-11.G.1 in accordance with Section 425-123.C-Application for Special Exception. The Applicant would like to be allowed up to 20% lot coverage for proposed improvements. The property is zoned Agricultural (A).

Testimony is closed and a decision will be rendered.

Chairman Peris commented that with no discussion from the Board, a motion be made to accept the Decision as rendered. Brad Singer made a motion based on the following decision as read by Jim McManus:

Based upon the foregoing, the application of Rohrer Dairy Farms Properties, LP c/o Mike Rohrer for a special exception to increase the lot coverage to 11.13% on property containing 219.9 acres located at 126 Charlestown Road, Washington Boro, Pennsylvania, Account No. 410-03859-0-0000, pursuant to the provisions of Section 425-11.G(11) of the Manor Township Zoning Ordinance and in accordance with Applicant's plans and exhibits is hereby granted subject to the following conditions:

- 1) The Applicant shall adhere to the facts and dimensional criteria contained in its application, exhibits, and site plan, as well as all testimony presented by the Applicant or on its behalf at the hearing held on September 6, 2017.
- 2) The Applicant shall comply with all applicable State and local regulations regarding the construction, use and operation of the proposed improvements.

Any violation of the conditions contained in this Decision shall be considered a violation of the Zoning Ordinance and shall be subject to the penalties and remedies as set forth in the Pennsylvania Municipalities Planning Code.

Missy Charles seconded and the motion carried unanimously.

Case #4-2017 – The application of M. Dale Slaymaker, the Slaymaker Group and Slaymaker Electric & Supply Co., property located at 146 Penn Street, Washington Boro, PA 17582,

account #410-68920-0-0000 for a Variance from Section 425-11.B in accordance with Section 425-123.D-Variations, or in the alternative, A Variance by Estoppel. The Applicant would like to continue the operation of the property in accordance with its established use. The property is zoned Agricultural (A).

Testimony is closed and a decision will be rendered.

Chairman Peris commented that with no discussion from the Board, a motion be made to accept the Decision as rendered. Brad Singer made a motion based on the following decision as read by Jim McManus:

Based upon the foregoing, the application of Marvin D. Slaymaker, The Slaymaker Group and Slaymaker Electric & Supply Company for a variance to authorize and make lawful the existing business uses in their present configurations and locations on the Property containing 37.7 acres located at 146 Penn Street, Washington Boro, Pennsylvania, 17582, Account No. 410-68920-0-0000 is granted subject to the following conditions:

- 1) The Applicants shall at all times comply with and adhere to the plans, exhibits and all other evidence presented to the Board by the Applicants or on the Applicants' behalf at the hearing held on September 6, 2017.
- 2) The variance granted is limited to authorize only the buildings, structures and accessory uses in business usage as they existed on the Property as of September 6, 2017 and as indicated on Exhibit No. 5 and aerial photo of the Property presented by the Applicants at the hearing on this date.

Any violation of the conditions contained in this Decision shall be a violation of the Zoning Ordinance and shall be subject to the penalties and remedies as set forth in the Pennsylvania Municipalities Planning Code.

The meeting adjourned at 7:20 p.m.

Respectfully submitted,

Alex D. Egner  
Secretary

Recording Secretary  
Teresa Strubel