

Manor Township Zoning Hearing Board Minutes

Wednesday, February 7, 2018

7:00 p.m.

Missy Charles 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, February 7, 2018 at 7:00 p.m. Missy Charles introduced the Board and led those in attendance in the Pledge of Allegiance to the Flag.

Members Present: Dennis Funk, Missy Charles, and Alex Egner
Township Officials Present: James McManus and Nate Taggart
Visitors: See attached Sign-In Sheet

Approval of Minutes – Missy Charles entertained a motion to approve the January 3, 2018 meeting minutes as they have been submitted. Dennis Funk so motioned, Missy Charles seconded, and the motion carried unanimously.

Old Business

Case #1-2018 – The application of John and Cindy Brazina, property located at 549 Shultz Road, Washington Boro, PA 17582, account #410-97625-0-0000 for a Variance from Section 425-12.H(1)(c) (Rear Yard Setback) in accordance with Section 425-123.D-Variations. The Applicant would like to construct an addition which would encroach into the rear yard setback. The property is zoned Rural (R).

James McManus read the proposed decision of the Board.

The application of John A. Brazina and Cynthia L. Brazina for a variance to the provisions of Section 425-12.H(1)(c) of the Zoning Ordinance to allow the construction of a portion of a 14' x 24' garage addition to the Dwelling within the required rear yard setback on their Property located at 549 Shultz Road, Washington Boro, Pennsylvania, 17582, (Account No. 410-97625-0-0000) is granted subject to the following conditions:

1. The proposed addition shall not be located nearer than 27' 5" from the rear property line of the Property as indicated on a plan captioned Site Plan prepared by D.DesignServices, dated 11-08-2017.
2. 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 at the hearing held on January 3, 2018.

3. The Applicants shall comply with all other applicable governmental rules, ordinances and regulations regulating the construction, use and occupation of the proposed garage addition.

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.

Dennis Funk motioned to approve the decision as prepared and presented. Missy Charles seconded and the motion carried unanimously.

New Business

Case #2-2018 – The application of Carrie A Vigeant, property located at 2638 Columbia Ave, Lancaster, PA 17603, account #410-30527-0-0000 for a Variance from Section 425-17.B. (Permitted Uses) in accordance with Section 425-123.D – Variances. The Applicant would like to operate a small animal veterinary hospital. The property is zoned General Commercial (GC).

James McManus stated that Carrie Vigeant is present and will be representing herself. It was noted that two adjoining property owners are present to ask questions. Mr. McManus requested that Nate Taggart, Zoning Officer of Manor Township, Carrie Vigeant, Applicant, Glen Henry, 84 Victoria Lane and Anthony Ribecca, 2636 Columbia Avenue, neighboring property owners, be sworn in. In that capacity, Nate Taggart received the application from Carrie Vigeant, indexed at #2-2018. The application was on a standard Township form that was completed and signed. The application includes a standard form, a narrative, a list of adjoining property owners, a site plan and floor plan. 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 Newspaper on January 24, 2018 and January 31, 2018. 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 January 31, 2018. 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 January 24, 2018. The notice was sent to adjoining property owners as well and marked as Exhibit #3.

Carrie Vigeant, a licensed veterinarian, presented her case that she would like to open and operate a small veterinary hospital. The care offered is medical and surgical. The building is currently owned by David Charles. A lease would be drawn up with the intent to purchase the property in the future. The animal hospital will be primarily small house pets which consist of cats and dogs. There would be no boarding at the facility. The hours of operation will be Monday through Friday 8:00 a.m. to 5:00 p.m. and Saturdays 8:00 a.m. to 12:00 p.m. The property has adequate parking. No changes will be made to exterior of the property. Interior changes to be made include, three exam rooms, a reception area, surgery room, x-ray room, an office, a lab/washroom, kitchen, and bathroom. Ms. Vigeant is asking for approval from the Board.

After discussion from the Board, it was Ms. Vigeant's decision to present further information at the next meeting on March 7, 2018 to show, in a more detailed format, floor plans and approval from the property owner to be requesting a Use Variance by a drafted lease agreement.

Case #3-2018 – The application of Robin & Jamie Carroll, property located at 157 Stonewyck Dr, Lancaster, PA 17603, account #410-14849-0-0000 for a Variance from Section 425-13.G(2)(c) (Rear Yard Setback) in accordance with Section 425-123.D – Variances. The Applicant would like to construct a detached garage which would encroach into the rear yard setback. The property is zoned Low-Density Residential (RL).

James McManus stated that Robin Carroll is present and will be representing himself and his wife Jamie. Mr. McManus requested that Nate Taggart, Zoning Officer of Manor Township and Robin Carroll, Applicant, be sworn in. In that capacity, Nate Taggart received the application from Robin and Jamie Carroll, indexed at #3-2018. The application was on a standard Township form that was completed and signed. The application includes a standard form, a narrative, a list of adjoining property owners, and site plan. 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 Newspaper on January 24, 2018 and January 31, 2018. 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 January 31, 2018. 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 January 24, 2018. The notice was sent to adjoining property owners as well and marked as Exhibit #3.

Robin Carroll is proposing construction of a two-car garage. The request is for a rear yard setback variance based on the best location for the new structure. Currently there is an existing shed on the back right corner of the property and is the location of the proposed garage. The structure will be 24'x28'x20'. Usage of the structure will consist of housing a motorcycle, children's toys, and storage. There will be no additional driveway added to enter the garage. No cars will be parked in the garage. The usage will be strictly storage.

Mr. McManus stated the testimony is concluded. The Board will render its decision at the next scheduled meeting on Wednesday, March 7, 2018 at 7:00 p.m.

Case #4-2018 – The application of Michael & Amelia Lewgood, property located at 813 Donerville Rd, Millersville, PA 17551, account #410-52791-0-0000 for a Variance from Section 425-12.B.(Permitted Uses) in accordance with Section 425-123.D – Variances. The Applicant would like to lease a 60'x100' detached building on the property to a business for the purpose of storage/warehousing. The property is zoned Rural (R).

James McManus stated that Michael and Amelia Lewgood are present and will be representing themselves. Also present is Sean Barry, Big Bright Bounces. It was noted that the adjacent property owner is present to show support. Mr. McManus requested that Nate Taggart, Zoning Officer of

Manor Township, Michael and Amelia Lewgood, Applicant, and Sean Barry, be sworn in. In that capacity, Nate Taggart received the application from Michael and Amelia Lewgood, indexed at #4-2018. The application was on a standard Township form that was completed and signed. The application includes a standard form, additional requirements, an aerial photograph, a parcel plan, and a list of adjoining property owners. 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 Newspaper on January 24, 2018 and January 31, 2018. 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 January 31, 2018. 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 January 24, 2018. The notice was sent to adjoining property owners as well. Photos of the property are marked Exhibit #3, A-I.

Michael Lewgood, representing himself and his wife, is seeking a Permitted Use to lease a 60'x100' detached building on his property to a business for storage/warehousing. Currently, the homeowner has no use for the building. The building has its own access drive. Renting out the space seems to be practical as it will be a tenant that is low impact to both his property and surrounding properties. The proposed use of the building will be for storing the bounce houses and all equipment necessary for the business. Trailers will be parked outside of the building. Green space next to the building will be used for the cleaning of the bounce houses. A proposed port-a-pot or work trailer will be placed on the property if permitted.

Sean Barry explained the business of Big Bright Bounces. Currently, the business is 14 years old and operating out of a warehouse in Manheim. Primary business is interactive entertainment, inflatables and a mechanical bull consisting of about 100 pieces. No events will be held at the storage location. At the proposed location, only workers will be on site. There will be no customers. At certain times, the bounce houses will be inflated to clean. Cleaning involves very little water and non-toxic based chemicals. Drivers will enter in the morning hours, typically the busiest time is weekends. They will load equipment, be away for the duration of the day, return in the evening, unload and park the trailers, and leave for the evening. At the most, 4 landscape trailers and 4 enclosed, 12 foot trailers wrapped with the logo, will be parked outside the building. All employees are subcontractors that use their own vehicles.

With no further business to discuss, Alex Egner motioned to adjourn the meeting, Missy Charles seconded, and the motion carried unanimously. The meeting adjourned at 9:20 p.m.

Respectfully submitted,

Dennis Funk
Secretary

Recording Secretary
Teresa Strubel