

ZONING HEARING BOARD MEETING MINUTES

Wednesday, March 7, 2018

7:00 p.m.

Brad Singer 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, March 7, 2018 at 7:00 p.m. Brad Singer introduced the Board and led those in attendance in the Pledge of Allegiance to the Flag.

Members Present: Alex Egner, Dennis Funk, Brad Singer, and Missy Charles

Staff Present: Nate Taggart and Teresa Strubel

Township Solicitor: James McManus

Visitors Present: See attached Sign-In Sheet

Approval of Minutes – Brad Singer entertained a motion to approve the February 7, 2018 meeting minutes as they have been submitted. Dennis Funk so motioned, Missy Charles seconded, and the motion carried unanimously.

Old Business

Case #3-2018 – The application of Robin and Jamie Carroll, property located at 157 Stonewyck Drive, Lancaster, Pennsylvania 17603, Account No. 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 read the proposed decision of the Board.

Based upon the foregoing, the application of Robin Carroll and Jamie Carroll for a variance to the provisions of Section 425-13G(2)(c) of the Zoning Ordinance, minimum rear yard setback requirements for accessory structures, to enable the erection of a two-car detached garage/storage building exceeding 15 feet in height as an accessory structure within the required 35 foot rear yard of the Property on their property located at 157 Stonewyck Drive, Lancaster, Pennsylvania 17603, Account No. 410-14849-0-0000, is denied.

Alex Egner motioned to approve the decision as prepared and presented, Missy Charles seconded, and the motion carried unanimously.

Case #4-2018 – The application of Michael Lewgood and Amelia Lewgood, property located at 813 Donerville Road, Millersville, Pennsylvania 17551, Account No. 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 read the proposed decision of the Board.

Based upon the foregoing, the application of Michael Lewgood and Amelia Lewgood for a variance to the use provisions of Section 425-12 of the Zoning Ordinance to enable the lease of a portion of their property located at 813 Donerville Road, Millersville, Pennsylvania 17551, Account No. 410-52791-0-0000, for a non-agricultural commercial business use is denied.

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

Case #2-2018 – The application of Carrie A. Vigeant, property located at 2638 Columbia Avenue, Lancaster, Pennsylvania 17603, Account No. 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 noted this is a continuation from the February 7, 2018 meeting. The purpose of the continuance was so Ms. Vigeant could provide the Board with additional plans and testimony.

Carrie Vigeant presented the Board with copies of the floor plan. Mr. McManus noted this would be submitted as Exhibit 5. Ms. Vigeant explained the changes that would take place on the interior of the building. No changes will be made to the exterior.

David Charles and Randy Charles were sworn in. They are the current property owners of 2638 Columbia Avenue. David Charles testified that the Applicant, Carrie A. Vigeant has his permission, along with Randy Charles, to be requesting the Variance to operate a small animal veterinary hospital at this location.

Mr. McManus stated the testimony is concluded. The Board will render its decision at the next scheduled meeting on Wednesday, April 4, 2018 at 7:00 p.m.

With no further business to discuss, Alex Egner motioned to adjourn the meeting, Dennis Funk seconded, and the motion carried unanimously. The meeting adjourned at 7:55 p.m.

Respectfully submitted,

Dennis Funk
Secretary

Recording Secretary
Teresa Strubel