

## Manor Township Zoning Hearing Board Minutes

Wednesday, August 1, 2018

Time: 7:00 p.m.

Chairman, Bradley Singer called the Manor Township Zoning Hearing Board meeting to order in the Manor Township Municipal Building located at 950 West Fairway Drive, Lancaster, PA 17603 on August 1, 2018 at 7:00 p.m. Chairman Singer introduced the Board and led those in attendance in the Pledge of Allegiance.

Members Present: Bradley Singer, Missy Charles, Dennis Funk, and Alexander Egner  
Staff Present: Nate Taggart and Michelle Smith  
Township Solicitor: James McManus  
Visitors: See attached Sign-In Sheet

**Approval of Minutes** – Chairman Singer entertained a motion to approve the April 4, 2018 meeting minutes as they have been submitted. The motion carried unanimously.

### **New Business**

Case #6-2018 – The application of Jeremy Ganse, property located at 371 Walnut Hill Rd, Millersville, PA 17551 and owned by Amanda S Murphy, account #410-72195-0-0000 for a Variance from Section 425-11.D.(2)(b) (Maximum Lot Area) in accordance with Section 425-123.D-Variances. The applicant and land owner would like to subdivide an existing 6.61 acre parcel into two lots, one consisting of 3.54 acres and one 3.07 acres. The property is zoned Agricultural (A).

Chairman Singer asked if the applicant and land owner were present. The Applicant, Jeremy Ganse, was present, along with owner, Amanda Murphy. The meeting was turned over to James McManus.

Jim McManus requested that Nate Taggart, Zoning Officer for Manor Township, be sworn in. In that capacity, Mr. Taggart received the application from Jeremy Ganse, indexed at #6-2018. The application was on a standard Township form that was completed and signed. The application includes a two page narrative prepared by Diem & Sons, a list of adjoining property owners, and a 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 Newspapers on July 17 and July 24, 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 July 24, 2018. The same notice was placed on the bulletin board in the lobby of the Manor Township Municipal Building on July 24, 2018. All notices contained the same information and were presented in the same form.

Mr. Ganse is being represented by Tom Matteson, engineer at Diehm & Sons. Jeremy Ganse, Amanda Murphy, and Tom Matteson were sworn in.

Amanda Murphy, sole owner of the parent tract, gave permission for Jeremy Ganse to proceed with the application. Mr. Ganse has an Agreement of Sale that is contingent upon the results of the hearing.

Tom Matteson distributed an updated, color version of the previously submitted map. This map was marked as Exhibit #3. The current driveway does not have enough sight distance looking to the south. The driveway will be relocated to the north. The property will be split along the driveway with a cross access easement agreement. The driveway will be shared to a certain point. At the back of the property there is a river and flood plain area. There are also areas of steep slopes, which are defined by 25% or greater. The map details these areas with a dashed line because these areas are inaccessible and cannot be used for building or septic systems. This lot is not currently being used for agricultural purposes and is not large enough to be used for agriculture in the future. It is currently a residential lot.

Dennis Funk asked Tom Matteson if Penn DOT approval has been granted. Penn DOT has not been contacted as of the present time. They have sight distance and feel confident that there will not be any problems. He also inquired about a prior subdivision. Amanda Murphy stated that the property was subdivided prior to her ownership. The previous subdivision occurred in 1986, prior to the updated ordinance. Mr. Funk asked if the lot could be made into a two acre tract. Tom Matteson replied that it is not impossible, but it would be undesirable for the home owners as well as from a general planning standpoint. Mr. Matteson confirmed that perks and probes have not yet been completed.

Missy Charles inquired about the acreage of the front portion of the blue lot. Tom Matteson did not have a definitive answer, but he gave an estimate of 1.6 to 1.75 acres. The entire blue lot is 3.54 acres.

Brad Singer inquired about the acreage of the front portion of the green lot. Tom Matteson gave an estimate of 1.6 to 1.7 acres. The entire green lot is 3.1 acres.

Alex Egner confirmed that the current use of the property is residential and asked if the proposed use of the new property will be single family residential. Tom Matteson verified that the use will remain as residential.

Dennis Funk asked if the shared driveway will have an agreement drawn up. Tom Matteson stated that there will be a cross access agreement recorded. The shared portion of the driveway will be 16 feet wide and will narrow to approximately 12 feet after the split.

Missy Charles wanted to know what is currently in the flood plain area. Amanda Murphy confirmed that the area is currently wooded and is not being used for a specific purpose.

Jim McManus confirmed with Tom Matteson that the steep sloped, undevelopable area of the parent tract represents approximately half of the total acreage. This is true for each of the individual lots as well. Tom Matteson reported that in his opinion the tract is not suitable for any sort of agricultural purpose. As a result of the subdivision, each individual lot will comply with the minimum setback regulations for single family detached dwellings in the agriculture district. This was confirmed to be true by Tom Matteson and he reviewed the map for the board. The lots will not be serviced by any public utilities. At the present time, on-lot systems have not yet been pursued. This will take place after the zoning determination.

Mr. McManus and Chairman Singer asked if there were any further questions or additional comments to be made. Brad Singer stated the testimony is concluded. The Board will render its decision at the next scheduled meeting on Wednesday, September 5, 2018 at 7:00 p.m.

With no further business to discuss, Dennis Funk motioned to adjourn the meeting. Missy Charles seconded and the motion carried unanimously. The meeting adjourned at 7:28 p.m.

Respectfully Submitted,

Dennis Funk  
Secretary

Recording Secretary  
Michelle Smith