

## Manor Township Zoning Hearing Board Minutes

Tuesday, June 25, 2019

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 June 25, 2019 at 7:00 p.m.

Members Present: Bradley Singer, Dennis Funk, and Scott Ream

Staff Present: Nate Taggart and Michelle Smith

Township Solicitor: James McManus

Visitors: None

**Previous Month Minutes** – Dennis Funk made a motion to accept the June 5, 2019 meeting minutes as they have been submitted. Scott Ream seconded and the motion carried unanimously.

### Old Business

Case #3-2019 – Applicant: Michelle and Chad Henry, 128 Bender Mill Rd, Lancaster, PA 17603. The applicant is requesting a Special Exception to section 425-13C(4) & 425-73 (Special Exception Use – Accessory Dwelling Unit) to add an accessory dwelling unit on the property located at 128 Bender Mill Rd, Lancaster, PA 17603, Tax ID Number 410-17980-0-0000 for occupancy by a relative. The property is located in the Low-Density Residential (RL) Zone.

Chairman Singer explained that the Board received a draft Decision and asked if there were any comments or discussion regarding the Decision. There was no further discussion from the Board. The three Board members individually submitted their opinions and decisions to the Township Solicitor. Mr. McManus compiled the decisions and drafted a legal document that contains the Board's decision. The Decision contains Findings of Facts, Conclusions of Law, and a written Decision.

As prepared, the Decision to allow the erection of a single-family dwelling as an accessory dwelling on the property they own and at which they reside located at 128 Bender Mill Road, Lancaster, PA 17603, is granted. The approval is subject to the following conditions: The applicant shall comply at all times and adhere to the plans, Exhibits and all other evidence presented to the Board by Applicants at the June 5, 2019 hearing. The applicants will execute and record an accessory dwelling unit agreement in a form acceptable to Manor Township prior to the occupancy of the Accessory Dwelling. The Accessory Dwelling shall be removed from the Property within 12 months after it is no longer occupied by the person who qualifies for the use. The Applicants shall comply with all other applicable governmental rules, ordinances and regulations regulating the construction, provision of utilities, use and occupation of the proposed accessory dwelling use.

Any violation of the conditions contained in the 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 made a motion to approve the Decision as presented. Scott Ream seconded and the motion carried unanimously. The Board signed three originals, one of which was mailed to the Applicant on June 26, 2019, one copy was distributed to the Township Solicitor, and the other will be retained in Township files.

The next meeting will be on August 7, 2019. Brad Singer commented that with no further business to discuss, the meeting will close. Dennis Funk made a motion to adjourn the meeting. Scott Ream seconded and the meeting adjourned at 7:12 p.m.

Respectfully Submitted,

Dennis Funk  
Secretary

Recording Secretary  
Michelle Smith