

Manor Township Zoning Hearing Board Minutes

Wednesday, February 5, 2020

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 February 5, 2020 at 7:00 p.m. Chairman Singer led those in attendance in the Pledge of Allegiance and introduced the Board.

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

Staff Present: Nate Taggart and Michelle Smith

Township Solicitor: James McManus

Visitors: See attached Sign-In Sheet

Previous Month Minutes – Dennis Funk made a motion to accept the January 8, 2020 meeting minutes as they have been submitted. Scott Ream seconded and the motion carried unanimously.

Old Business

Case #1-2020: Gregory S Falk, 2170 W. Ridge Dr., Lancaster, PA 17603. The applicant is requesting a Variance to section 425-24.B(18). The applicant is requesting approval to permit the construction of a residential duplex on two lots that are not serviced by public water. The duplex will be located at 871 & 873 Central Manor Rd, Lancaster, PA 17603, Tax ID Number 410-87059-0-0000 & 410-93289-0-0000. The properties are located in the Mixed Residential/Commercial (MRC) Zone.

Chairman Singer explained that tonight the Board will be stating their decision on the case that offered testimony at the January 8, 2020 meeting. Testimony has been closed and the Board members individually submitted their opinions and decisions to the Township Solicitor. The Solicitor compiled the decisions and drafted a legal document that includes the Board's Decision.

Chairman Singer verified that all Board members had received a copy of the draft and had time to review the Decision as drafted by the Solicitor. All members responded by saying that they did have ample time to read over the Decision and no further discussion was required by the Board. Mr. McManus summarized the elements of the Decision for those in attendance. He explained that the Decision contains Findings of Fact, Conclusions of Law, and the Proposed Action by the Board. As prepared, the Findings of Fact contains a description of the property, how the property is served by utilities, whether the properties are encumbered by restrictions such as narrowness of lot or right-of-ways. It is noted that one of the lots is encumbered by a substantial sewer easement that limits reasonable development.

As prepared, the Decision would grant the variance to allow construction of one building containing two duplex dwelling units on two adjacent lots without connecting to a public water system. The Applicant shall at all times comply with and adhere to the plans, Exhibits, and all other evidence presented to the Board. The Applicant shall comply with all other applicable governmental rules, ordinances and regulations.

Chairman Singer asked the Board if there was any further discussion. There was none. Dennis Funk made a motion to accept the Decision as prepared. Scott Ream seconded and the motion carried unanimously. The Board signed three originals, one of which was given to the Applicant tonight, one will be sent to the Applicant by first class mail and the other will be retained in Township files.

The next scheduled meeting will be on March 4, 2020 at 7:00 p.m. Chairman Singer commented that with no further business to discuss the meeting will close. Missy Charles made a motion to adjourn the meeting. Dennis Funk seconded and the meeting adjourned at 7:18 p.m.

Respectfully Submitted,

Dennis Funk
Secretary

Recording Secretary
Michelle Smith