

Manor Township Zoning Hearing Board Minutes

Wednesday, April 29, 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 April 29, 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 and Dennis Funk
Staff Present: Nate Taggart and Michelle Smith
Township Solicitor: James McManus
Visitors: See attached Sign-In Sheet

Previous Month Minutes – Missy Charles made a motion to accept the April 1, 2020 meeting minutes as they have been submitted. Dennis Funk seconded and the motion carried unanimously.

Old Business

Case #2-2020 – Applicant: Todd J & Kelly A Ream and Carol Lefever, 505 Central Manor Rd, Lancaster, PA 17603. The applicant is requesting a Special Exception to section 425-11.C(5) & 425-73 (Special Exception Use – Accessory Dwelling Unit) to add an accessory dwelling unit on the property located at 505 Central Manor Rd, Lancaster, PA 17603, Tax ID Number 410-55865-0-0000 for occupancy by a relative. The property is located in the Agricultural (A) Zone.

Chairman Singer explained the procedure that the Board follows by stating that members review the testimony that was presented, look at applicable sections and make a decision. Each Board member gives their decision to the Solicitor. Based on those decisions, the Solicitor drafts a document. Chairman Singer asked the Board if they had time to review the document and if there was any discussion on what has been drafted. There was none.

Mr. McManus stated that the Decision contains Findings of Fact, Conclusions of Law and a Decision. The Board looked to the special exception provisions of Section 425-73 regulating Accessory Dwelling Units and found that they are permitted in the Agriculture district. They also found that the criteria that applied to the application regarding minimum/maximum square footage of the dwelling unit, owner occupancy of one of the dwellings, public water and sewer provisions, off street parking, side or rear yard placement and removal of the unit after the relative no longer lives there has been met. The Decision finds that the Applicants have complied with the specific criteria of the Zoning Ordinance and that the proposed special exception will not be injurious to public health, safety and welfare. The Decision, as prepared, would grant the application because the Board has found it has complied with the criteria. The grant of approval is subject to the Applicant complying with and adhering to the plans, exhibits,

and all other evidence presented to the Board at the April 1, 2020 hearing. The Applicants should execute and record an Accessory Dwelling Unit Agreement on a form acceptable to Manor Township prior to the occupancy of the unit. The Accessory Dwelling must be removed within 12 months of the unit no longer being occupied by the person who qualifies for the use. The Applicant must also comply with all other applicable governmental rules, ordinances and regulations.

Chairman Singer asked if there was any further discussion. There was none. Dennis Funk made a motion to approve the Decision as presented. Missy Charles seconded and the motion passed 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 May 6, 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 7:10 p.m.

Respectfully Submitted,

Dennis Funk
Secretary

Recording Secretary
Michelle Smith