

## Manor Township Zoning Hearing Board Minutes

Wednesday, May 3, 2017

7:00 p.m.

Chairman Chris Peris 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, May 3, 2017 at 7:00 p.m. Chairman Peris introduced the Board and led those in attendance in the Pledge of Allegiance to the Flag.

Members Present: Bradley Singer, Chris Peris, and Missy Charles  
Township Officials Present: James McManus and Nick Ebersole  
Visitors: See attached Sign-In Sheet

**Previous Month Minutes** – Chairman Peris made a motion to approve the April 5, 2017 meeting minutes as they have been submitted. Bradley Singer so motioned, Missy Charles seconded, and the motion carried unanimously.

### Old Business

Case #1-2017 – The application of Reese Investments LLC property located at 135 West Charlotte Street, Millersville, Pennsylvania 17551, account #410-11799-0-0000 for a Special Exception of Section 425-113.A in accordance with Section 425-123.C-Application for Special Exception. The Applicant would like to expand a nonconforming use. The property is zone Medium Density Residential (RM).

Testimony is closed and a decision will be rendered.

Chairman Peris asked if there was any discussion. There was no discussion from the Board about the testimony.

Chairman Peris made a motion to read the decision, Missy Charles seconded and the motion carried unanimously.

Missy Charles made a motion based on the following decision as read:

Based upon the foregoing, the application of Reese Investments, LLC with address at 33 East Second Street, Lititz, Pennsylvania 17543 to expand the non-conforming use of the Property located at 135 W. Charlotte Street, Millersville, Pennsylvania, (Account No. 410-11799-0-0000) by erecting a two-story four (4) unit apartment building containing 3,920 square feet to be attached to an existing apartment building containing (4) apartment units along the existing 20-foot setback line from W. Charlotte Street, pursuant to the provisions of Sections 425-113.A and 425-123.C of the Manor Township Zoning Ordinance is hereby granted subject to the following conditions which the Board deems the minimum necessary to adequately

protect adjoining properties and preserve the character of the neighborhood within which the Property is located.

1) The Applicant shall adhere to the facts and dimensional criteria contained in its application, Exhibits, Site Plan and floor plans prepared by David Miller and Associates, Inc., dated 3/9/17, as well as all testimony presented by the Applicant or on its behalf at the hearing held on April 5, 2017.

2) The Applicant shall comply with all applicable State and local regulations regarding the construction, use and operation of the proposed development of the Property.

Any violation of the conditions contained in this 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.

Bradley Singer seconded and the motion carried unanimously.

Chairman Peris commented that with no further business to discuss, the meeting adjourned at 7:10 p.m.

Respectfully Submitted,

Alex. D. Egner  
Secretary

Recording Secretary  
Teresa Strubel