

Manor Township Zoning Hearing Board Minutes

Wednesday, April 1, 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 1, 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 and Missy Charles
Members Absent: 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 – Brad Singer made a motion to accept the February 5, 2020 meeting minutes as they have been submitted. Missy Charles seconded and the motion carried unanimously.

New 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.

James McManus opened the meeting by explaining that Board typically consists of three members; however, tonight there are only two members present. The hearing can be held because there are enough in attendance to constitute a quorum. If the two members present do not have a unanimous decision, there would be an automatic denial. Another option would be to allow Dennis Funk to participate in the hearing by reviewing the minutes so he can form an opinion to vote at the meeting next month. Todd and Kelly Ream consented to the review of the meeting minutes by Dennis Funk and his participation in the vote of the Decision.

James McManus requested that Nate Taggart, Todd Ream and Kelly Ream be sworn in. Mr. Taggart is the Zoning Officer for Manor Township. In that capacity, Mr. Taggart is responsible for and administers the cases that come before the Zoning Hearing Board. He issues and receives applications that come before the Board. The application was filed on a standard form provided by the Township. The application was fully filled out and the required fee was paid. The application was marked as Exhibit #1. In addition to the application form, there was a single sheet identifying dimensional standards and proposed use of the property. There was also a hand drawn sketch with dimensions of existing improvements on the property as well as

the proposed improvement that is the subject of this hearing. A colored site plan aerial photo of the property, a floor plan of the proposed improvement, eight elevations of the proposed building and a list of adjoining property owners were also included with the application.

Mr. Taggart posted a notice of the time, date, place, and subject matter of the hearing in Lancaster Newspaper on March 18, 2020 and March 25, 2020. He received proofs of publication from the newspaper. The proofs were marked as Exhibit #2. The property that is subject of this application was posted with the same notice on March 25, 2020. Additionally, a notice was posted in the Manor Township Municipal Building on March 25, 2020. Notices were mailed to adjoining property owners. The list of adjoining property owners was marked as Exhibit #3. All notices contained the same information.

Todd Ream informed the Board that he would like to add a dwelling to his property that his 69 year old mother-in-law will live in. The structure will be a premanufactured building that will be delivered in two sections. The home will be set on concrete pilings. Brad Singer asked if the structure will be attached to any other building or if it is a stand-alone structure. Mr. Ream verified that it will be a stand-alone structure. Missy Charles asked if the dwelling will have its own water and sewer or if it will be hooked to the main residence. The property is serviced by public water and sewer and the structure will be tied to this system. The proposed dwelling will not have its own hook ups. The property also has a well. Mr. Ream stated that his mother-in-law is a widow and she will be the only person living in the dwelling. Missy Charles asked for further clarification on the driveway. Mr. Ream explained that an additional driveway will not be added to the property. His mother-in-law will use an existing garage space to park her car and a sidewalk will be added to connect the garage and her home.

James McManus verified that this is a corner lot and the only vehicular access to the property is off of Rohrer Road. There is currently a single family detached dwelling, a garden shed, a barn and an oversized two car garage on the property. Mr. and Mrs. Ream are the owners of the property and they live in the single family detached dwelling. The proposed accessory dwelling will be in rear yard, approximately 23 ft from the garage. The provided side yard setback will be 23 ft. The required side yard setback is 15 ft. The provided rear yard setback will be 62 ft. The required rear yard setback is 35 ft. The height of the dwelling will be 19 ft. The maximum building height in this district is 35 ft.

The accessory dwelling will be connected to the public water and sewer systems. The area of the accessory dwelling is 887 sq. ft., which is below the 900 sq. ft requirement. Mr. and Mrs. Ream are aware of the Accessory Unit Agreement. This Agreement requires the accessory dwelling to be removed when they are no longer eligible for this use on the property. They agree to execute this standard form Agreement with the Township. The accessory dwelling will be a one story building. The floor plan that was provided with the application was prepared by the home builder. It accurately represents the unit that will be placed on the property. The southern portion of the dwelling will include a covered deck that is 8 ft wide x 23 ft long. There will be two entrances to the dwelling, one on the eastern side and one on the western side. The door facing Central Manor Road will be the main entrance to the dwelling. Apart from

normal house lights, there will be no outdoor lighting added to the property. Mr. Ream does not feel that the location of the proposed dwelling will interfere with the use of the neighbor's property. The adjoining property is an empty lot and the barn that is shown on the provided photo is no longer there.

The Ream's property is 1.26 acres. Building coverage has not been calculated, but Mr. Ream stated that it would be less than the 30 % maximum. Brad Singer asked if there are adequate outdoor parking spaces available. Mr. Ream stated that there's currently enough parking area for approximately 20 cars.

Due to the unusual times that we are in the midst of, Mr. McManus asked Mr. Ream if he would grant permission for the Board to render the Decision by the end of May if something were to interfere with the next regularly scheduled meeting. Mr. Taggart proposed that we hold a special meeting on April 29, 2020 just in case more restrictions are released. Mr. and Mrs. Ream agreed to this. Brad Singer commented that with no further business to discuss, the meeting will close. Missy Charles made a motion to adjourn the meeting. Brad Singer seconded and the meeting adjourned at 7:52 p.m.

Respectfully Submitted,

Dennis Funk
Secretary

Recording Secretary
Michelle Smith