

Manor Township Zoning Hearing Board Minutes

Wednesday, November 4, 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 November 4, 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, Dennis Funk and Missy Charles

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 October 14, 2020 meeting minutes as they have been submitted. Dennis Funk seconded and the motion carried unanimously.

Old Business

Case #8-2020: Creswell Cemetery Association, 556 Stehman Church Road, Millersville, PA 17551. The applicant is requesting a Variance to section 425-11.B (Agricultural Zone Permitted Uses) and 425-11.D (Lot Size). The applicant is requesting approval to purchase a proposed tract of land, 2.787 acres in size, from an adjoining land owner to expand their current cemetery use. The property in question is part of the current, 61 acre, parent tract of land known as 1280 Breneman Rd, Conestoga, PA 17516, Tax ID 4105296500000 and is in the Agricultural (A) Zone.

Brad Singer explained that testimony for this case was closed at the last meeting. The Board members individually provided their opinions to the Township Solicitor and he drafted a Decision. The document includes Findings of Fact, Conclusions of Law and the Decision. The draft Decision was provided to each of the Board members in advance of the meeting. Board Secretary, Dennis Funk, read the draft Decision.

Based upon the foregoing, the application of Creswell Cemetery Association for a variance to the lot area requirements of 425-11.D to enable the subdivision of a lot of 2.787 acres intended for non-residential or non-agricultural use and a variance to the provisions of Section 425-11.B of the Zoning Ordinance, to enable the use of the Lot as a cemetery on the property located at proposed 2 Creswell Lane, Millersville, PA 17551, Lancaster County Property Account No. 410-07769-0-0000 (Part) is granted.

The variances granted herein are subject to the following conditions:

1. The Applicant shall at all times comply with and adhere to the Plans, Exhibits and all other evidence submitted in its application or presented to the Board by the Applicant or on its behalf at the hearing held on October 14, 2020.
2. Vehicular access to the Lot shall comply with all applicable zoning and subdivision and land development regulations of Manor Township.
3. The Lot shall remain undeveloped and in agricultural usage until such time as it is utilized for the proposed expanded cemetery use.
4. The Applicant shall comply with all other applicable governmental rules, ordinances and regulations regulating the use and development of the proposed Lot as a cemetery.

Brad Singer asked if Board members had any discussion on the draft Decision. Dennis Funk stated that this was a simple decision. The intended use makes sense, and he extended a thank you to LCSWMA for selling the lot to the cemetery. Brad Singer commented that even though it was not a part of the Decision, he felt it was important to the neighbors to prohibit the addition of any structures on the property. Dennis Funk made a motion to grant the Use Variance and the Lot Size Variance in accordance with the Decision that is before the Board. Missy Charles seconded and the motion carried unanimously. The Board signed three copies of the Decision. One copy was provided to the Applicant, one copy will be sent to the Applicant via US Mail and the final copy will be retained in Township files.

The next meeting will be held on December 2, 2020. Chairman Singer commented that with no further business to discuss the meeting will close. Dennis Funk made a motion to adjourn the meeting. Missy Charles seconded and the meeting adjourned at 7:10 p.m.

Respectfully Submitted,

Dennis Funk
Secretary

Recording Secretary
Michelle Smith