

Manor Township Zoning Hearing Board Minutes

Wednesday, August 4, 2021

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 August 4, 2021 at 7:00 p.m. Chairman Singer led those in attendance in the Pledge of Allegiance.

Members Present: Bradley Singer, Dennis Funk and Missy Phelan
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 approve the July 7, 2021 meeting minutes as they have been submitted. Missy Phelan seconded and the motion carried unanimously.

Old Business

Case #4-2021: Matthew & Julie Feiler, 2890 Club House Rd, Costa Mesa, CA 92626. The applicant is requesting a Variance to section 425-11.G(2) (Maximum Lot Coverage), 425-39.F (Driveway Width), & 425-122.K.(1) (Permit Deadline) to construct a detached single family dwelling on their property. The property in question is 23.64 acres in size, is located at 560 Shultz Rd, Washington Boro, PA 17582, Tax ID 410-90715-0-0000, and is in the Agricultural (A) Zone.

Chairman Singer stated the Applicant presented their case at the July 7, 2021 meeting. Comments were heard from members on the community and testimony was closed. He went on to explain that after the meeting, the Board members considered the testimony that was heard and individually submitted a decision to the Township Solicitor. Mr. McManus compiled the opinions from the Board and prepared a draft Decision. The Decision contains Findings of Fact, Conclusions of Law and the Decision. Missy Phelan read the Decision regarding the Variances.

Based upon the foregoing, the application of Matthew Feiler and Julie Feiler for variances to the provisions of Sections 425-11.G(2) to exceed the maximum impervious coverage for single family detached dwellings; 425-39.F, to exceed the maximum driveway permitted width; and 425-122.K(1) to extend the period of time within which they shall secure permits to commence and complete the erection of a single family detached dwelling, pool and pole barn on the Property located at 560 Shultz Road, Washington Boro, PA 17582, are hereby granted subject to the following conditions:

- 1) The Applicants shall adhere to the facts and dimensional criteria contained in their application, Exhibits, and plans, as well as all testimony presented on their behalf at the hearing held on July 7, 2021.

- 2) The lot coverage variance granted shall be limited to lot coverage not to exceed 22,000 square feet exclusive of the pole portion of the “flag lot” in accordance with the Site Plan.
- 3) The width of the curb cut along the cartway of Shultz Road at the access drive’s intersection with Shultz Road shall not exceed 56 feet in accordance with Exhibit No. 2-C, provided that such curb cut shall not otherwise be determined to unlawfully encroach on any adjoining property or regulated right-of-way, in which case the maximum curb cut shall not exceed the width of the “pole” portion of the Property along the cartway of Shultz Road.
- 4) The Applicants shall be permitted to secure a building permit within 12 months of final land development/subdivision plan recordation and that all permitted work shall be completed within 18 months.
- 5) The Applicants shall comply with all applicable State and local regulations regarding the construction of all improvements and the use and occupancy of the Property.
- 6)

Any violation of the conditions contained in this Decision shall be considered a violation of the Zoning Ordinance and shall be subject to the penalties and remedies as set forth in the Pennsylvania Municipalities Planning Code.

Chairman Singer provide the opportunity for discussion among the Board. Dennis Funk commented that he does not agree with the 56 ft driveway width that was submitted by the Applicant. He approved the Variance but stated that the encroachment issue will be resolved when the driveway permit is pulled. Brad Singer commented that he also had concerns with the driveway width and this application was not easy to process.

Dennis Funk made a motion to approve the Variances subject to the conditions as read. Missy Phelan seconded and the motion carried unanimously. The Board signed three copies of the Decision. One copy was distributed 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 September 1, 2021. Chairman Singer commented that with no further business to discuss the meeting will close. Missy Phelan made a motion to adjourn the meeting. Dennis Funk seconded and the meeting adjourned at 7:11 p.m.

Respectfully Submitted,

Missy Phelan
Secretary

Recording Secretary
Michelle Smith