

Manor Township Zoning Hearing Board Minutes

Wednesday, January 5, 2022

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 January 5, 2022 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 Scott Ream

Staff Present: Nate Taggart and Michelle Smith

Township Solicitor: James McManus

Visitors: See attached Sign-In Sheet

Re-Organization

Appointment to the Zoning Hearing Board by the Township Supervisors – Jeffrey Klugh was appointed for a three-year term, beginning January 3, 2022 and expiring December 31, 2024. Scott Ream, Alternate, was appointed for a three-year term, beginning January 3, 2022 and expiring December 31, 2024.

Election of Officers

Chairman- Dennis Funk made a motion to appoint Brad Singer as Chairman of the Zoning Hearing Board for 2022. Scott Ream seconded and the motion carried unanimously.

Vice Chairman – Brad Singer made a motion to appoint Dennis Funk as Vice Chairman of the Zoning Hearing Board for 2022. Scott Ream seconded and the motion carried unanimously.

Secretary – Brad Singer made a motion to appoint Jeffrey Klugh as Secretary of the Zoning Hearing Board for 2022. Dennis Funk seconded and the motion carried unanimously.

Set Meeting Dates

The Zoning Hearing Board will meet the first Wednesday of each month at 7:00 p.m. If there are any changes to the schedule, the meetings will be dually advertised according to the Municipalities Planning Code.

Selection of the 2022 Zoning Hearing Board Solicitor

James R. McManus was appointed as Solicitor for the Zoning Hearing Board for 2022.

Previous Month Minutes – Dennis Funk made a motion to approve the December 1, 2021 meeting minutes as they have been submitted. Scott Ream seconded and the motion carried unanimously.

New Business

Case #1-2022: Kevin & Nicole Sangrey, 3257 Hostetter Rd, Washington Boro, PA 17582. The applicant is requesting a Special Exception to section 425-11.C(5) (Agricultural Zone Special Exception Uses – Accessory Dwelling Unit) & 425-73 (Accessory Dwelling Unit) to install an Accessory Dwelling Unit on their property for occupancy by a family member. The property in question is located at 3257 Hostetter Rd, Washington Boro, PA 17582, Tax ID 410-44722-0-0000 and is in the Agricultural (A) Zone.

Chairman Singer explained the procedure that the Board will follow for the hearing. Testimony will be presented to the Board this evening. The Board members will consider the testimony and individually provide the Solicitor with their opinion. The Solicitor will then draft a Decision, which will be rendered at the next meeting.

Nate Taggart, Zoning Officer for Manor Township, was sworn in. In that capacity, Mr. Taggart administers and receives the applications that come before the Zoning Hearing Board. He processed the application indexed at #1-2022 from Kevin and Nicole Sangrey for a Special Exception. The application was completed on a standard form provided by the Township. The application consists of a one-page recital of the zoning criteria, a one-page narrative, a letter from David Lockard, a list of adjoining property owners, a series of plans and exhibits prepared by Eagle River Homes, a hand drawn plot plan, a Manor Township Zoning map and a certificate of liability insurance. The application was marked as Board Exhibit #1.

Mr. Taggart posted a notice of the time, date, place, and subject matter of the hearing in Lancaster Newspaper on December 22, 2021 and December 29, 2021. He received proofs of publication from the newspaper. The proofs were marked as Board Exhibit #2. The property that is subject of this application was posted with the same notice on December 29, 2021. Additionally, a notice was posted in the lobby of the Manor Township Municipal Building on December 29, 2021. Notices of the time, date, place and subject matter of the hearing were mailed to adjoining property owners as well. All notices contained the same information.

Mr. McManus requested that Nicole Sangrey, Kevin Sangrey and Ray Brown be sworn in. Mrs. Sangrey opened testimony by stating that they propose to add an Accessory Dwelling Unit to their property. The unit will be occupied by her recently widowed mother. The Sangrey's would like to have her living close by so they can help her with everyday chores. The unit will be 840 square feet.

Mr. McManus asked what zoning district the property is located in. Mrs. Sangrey confirmed that it is located in the Agricultural Zone. She stated the Accessory Dwelling Unit will be located in the side yard. The unit will be placed in between their existing garage and the field. The property is serviced by on-site water and on-site sewer. Mr. and Mrs. Sangrey reside in the main dwelling. The septic system was inspected by David Lockard and he determined that the existing system is sufficient to service both dwellings. No changes or upgrades will be required. Mr. Lockard prepared a letter with this information and it was included with the application. Mrs. Sangrey testified that there will be adequate parking available for the Accessory Dwelling Unit. There is an oversized one car garage and a driveway on the property. The driveway

between the Accessory Dwelling Unit and the garage will be reserved parking for the new unit. It is a stone driveway and the dedicated parking area is 14 ft wide by 38 ft long. It will easily accommodate two vehicles. Mrs. Sangrey stated that no portion of the Accessory Dwelling Unit will be located in the front yard and all setbacks will be met.

The Accessory Dwelling Unit will be 23'4" x 36'. There will be an 8' porch but this is not included in the living area. Mr. Brown explained the dimensions of the unit in greater detail to the Board. The Township Ordinance specifies living area so the porch should not be included in the calculation. Mr. Brown testified that the addition of the Accessory Dwelling Unit will not exceed the maximum lot coverage allowance for the property. The existing structures and the proposed unit will make the total lot coverage 8.5%. Mrs. Sangrey will sign an Accessory Dwelling Unit Agreement with the Township. The unit will be removed within 12 twelve months after it is no longer being occupied by a person that qualifies to reside there. Mrs. Sangry confirmed that the parking space has unrestricted access to Hostetter Road.

Mr. Singer asked if the Sangrey's will continue to reside in the main dwelling. Mrs. Sangrey will live in the main house with her husband and children.

Mr. Funk wanted to know more information about the existing utilities. Mrs. Sangrey confirmed that the utilities for the Accessory Dwelling Unit will be connected to the main dwelling. Mr. Sangrey explained that the sewer will be tied to the existing 1000-gallon septic tank. A separate lateral will be added. This is the recommendation from the Sewage Enforcement Officer. Mr. Sangrey also explained that a water line will run from the main house basement to the new unit. Electric for the Accessory Dwelling Unit will be tied to the main dwelling as well. Mrs. Sangrey stated that her mother will be the sole occupant of the Accessory Dwelling Unit.

Chairman Singer closed testimony. He stated that the Decision for this case will be rendered at the February 2, 2022 meeting. Mr. Singer commented that with no further business to discuss the meeting will close. Scott Ream made a motion to adjourn the meeting. Dennis Funk seconded and the meeting adjourned at 7:37 p.m.

Respectfully Submitted,

Jeffrey Klugh
Secretary

Recording Secretary
Michelle Smith