

Manor Township Zoning Hearing Board Minutes

Wednesday, June 1, 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 June 1, 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, Jeffrey Klugh and Scott Ream
Staff Present: Nate Taggart and Michelle Smith
Township Solicitor: James McManus
Visitors: See attached Sign-In Sheet

Previous Month Minutes – Jeffrey Klugh made a motion to approve the May 4, 2022 meeting minutes as they have been submitted. Scott Ream seconded and the motion carried unanimously.

Old Business

Case #3-2022: Raymond M Huber, 102 Garber Drive, Willow Street, PA 17584. The applicant is requesting a Special Exception to section 425-14.C(6) (Medium Density Residential Zone Special Exception Uses – Accessory Dwelling Unit) & 425-73 (Accessory Dwelling Unit) to install and occupy an Accessory Dwelling Unit on a family member's property located at 1270 Manor Blvd. The applicant is also requesting Variances to section 425-73.A. and section 425-73.C. The applicant is proposing to install a 936 square foot detached accessory dwelling on the lot which is 1.9 acres in size. The maximum dwelling unit size allowed by ordinance is 900 square feet and the ordinance requires the unit to be attached to the principal dwelling on properties in this zone of less than 2 acres. The property in question is owned by Shawn & Amy Smith and is located at 1270 Manor Blvd, Lancaster, PA 17603, Tax ID 410-26752-0-0000 and is in the Medium Density Residential (RM) Zone.

Chairman Singer provided an overview of the procedure the Board followed and stated the draft Decision includes Findings of Fact, Conclusions of Law and the Decision. James McManus further explained that the draft Decision before the Board reports the facts that were presented at the hearing, acknowledges the participation of Parties of Interest and applies case law. The draft Decision would grant the Special Exception and requested Variances.

The Board discussed the Decision. Scott Ream expressed concern about the placement of the Accessory Dwelling Unit. Brad Singer had confusion on Front Yard identification. It was a difficult decision for the Board members and there was a lot of thought put into the case. Jeffrey Klugh made a motion to grant the Special Exception and Variances as set forth in the Decision. Brad Singer seconded and a vote was called. The motion did not pass with one member voting in favor and two members voting in opposition.

James McManus explained that the draft Decision before the Board is void. Another Decision will need to be prepared that states the reasons for denial. Brad Singer and Scott Ream did not feel that the Applicant demonstrated a hardship. There was not a unique physical circumstance that prevented the Accessory Dwelling from being attached to the main house. Mr. McManus will draft another Decision and distribute the document to Board members. The Board will meet on June 13, 2022 at 7:00 p.m. to consider the revised findings.

Mr. Singer commented that with no further business to discuss the meeting will close. Scott Ream made a motion to adjourn the meeting. Jeffrey Klugh seconded and the meeting adjourned at 7:38 p.m.

Respectfully Submitted,

Jeffrey Klugh
Secretary

Recording Secretary
Michelle Smith