

## Manor Township Zoning Hearing Board Minutes

Monday, June 13, 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 13, 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, 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** – Scott Ream made a motion to approve the June 1, 2022 meeting minutes as they have been submitted. Jeffrey Klugh 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.

Testimony for this case was closed at the May 4, 2022 meeting. Chairman Singer explained that tonight’s meeting is being held as a result of the rejection of the motion and written decision that was presented at the last meeting. James McManus drafted a new Decision which is in front of the Board this evening. This document contains Findings of Fact, Conclusions of Law and the Decision.

Jeffrey Klugh read the Decision. Based upon the foregoing, the applications of Raymond M Huber and Shawn and Amy Smith for 1) a special exception in accordance with the provisions of Sections 425-14.C(6) (“Special exception uses”), and 425-73 (“Accessory dwelling units”) of the Zoning Ordinance to permit the erection of a single-family detached dwelling on the Property for use by two qualified individuals as an accessory use and 2) variances to the provisions of Section 425-73.C of the Zoning Ordinance, requiring an Accessory Dwelling Unit to be

connected to the principal dwelling on property of less than 2 acres and Section 425-73.A of the Zoning Ordinance that limits the maximum square footage of an accessory dwelling to 900 square feet on the Property located at 1270 Manor Blvd., Lancaster, Pennsylvania, Parcel ID #410-26752-0-0000 are denied.

The foregoing Decision shall be binding upon the Applicants, their successors in interest and assigns.

Scott Ream made a motion to deny to the Special Exception and two Variances. Brad Singer seconded and the motion passed two to one. The Board signed three copies of the Decision. Mr. Taggart personally delivered a copy to the Applicant, Suzann Shearer and Mary Kathryn Bradley, who were all present at this meeting..

The next meeting will be held on July 13, 2022. 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 7:14 p.m.

Respectfully Submitted,

Jeffrey Klugh  
Secretary

Recording Secretary  
Michelle Smith