

Manor Township Zoning Hearing Board Minutes

Wednesday, September 7, 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 September 7, 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 and Jeffrey Klugh

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 August 3, 2022 meeting minutes as they have been submitted. Brad Singer seconded and the motion carried unanimously.

Old Business

Case #6-2022: Matthew & Emily Rodak, 3129 Anchor 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 3129 Anchor Rd, Washington Boro, PA 17582, Tax ID 410-53137-0-0000 and is in the Agricultural (A) Zone.

Chairman Singer stated that testimony was closed at the August 3, 2022 meeting. He explained the procedure that the Board followed. The Solicitor prepared a draft Decision which includes Findings of Fact, Conclusions of Law and the Decision. The Decision, as prepared, would approve the application. Jeffery Klugh read the Decision:

The application of Matthew Rodak and Emily Rodak with address at 3129 Anchor Road, Washington Boro, Pennsylvania 17582 for a special exception pursuant to the provisions of Sections 425-12.C(6); 425-73 and 425-123.C.2 of the Zoning Ordinance to allow the erection of an Accessory Dwelling as an addition to a single-family detached dwelling on the Property they own and at which they reside located at 3129 Anchor Road, Washington Boro, Pennsylvania 17582, Parcel ID #410-53137-0-0000, is granted.

The approval of the aforesaid special exception is subject to the following conditions:

1. The Applicants shall at all times comply with and adhere to the plans, Exhibits and all other evidence presented to the Board by Applicants at the hearing held on August 3, 2022.

2. The Applicants shall execute and record an accessory dwelling unit agreement as required by 425-73 G. of the Zoning Ordinance in a form acceptable to Manor Township prior to the occupancy of the Accessory Dwelling.
3. Prior to construction the on-lot sewage system serving the Property shall be approved by the Township's sewage enforcement office as adequate for use by the occupants of both the existing dwelling and proposed Accessory Dwelling addition.
4. Prior to construction the on-lot water system serving the Property shall be approved as adequate for use by the occupants of both the existing dwelling and proposed Accessory Dwelling addition.
5. The Accessory Dwelling shall be discontinued as an independent living unit within 12 months after it is no longer occupied by the person or persons who qualify for its occupancy.
6. The Applicants shall comply with all other applicable governmental rules, ordinances and regulations regulating the construction, provision of utilities, use and occupation of the proposed accessory dwelling use.

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

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

Jeffrey Klugh made a motion to approve the Special Exception subject to the conditions as read. Brad Singer seconded and the motion carried unanimously. The Board signed two copies of the Decision. One was given to the Applicant at tonight's meeting and the other will be retained in Township files.

The next meeting will be held on October 5, 2022. Mr. Singer commented that with no further business to discuss the meeting will close. Jeffrey Klugh made a motion to adjourn the meeting. Brad Singer seconded and the meeting adjourned at 7:09 p.m.

Respectfully Submitted,

Jeffrey Klugh
Secretary

Recording Secretary
Michelle Smith