

Manor Township Zoning Hearing Board Minutes

Wednesday, October 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 October 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, Jeffrey Klugh and Scott Ream

Staff Present: Nate Taggart, Michelle Smith and Peg Hess

Township Solicitor: James McManus

Visitors: See attached Sign-In Sheet

Previous Month Minutes – Jeffrey Klugh made a motion to approve the September 7, 2022, meeting minutes as they have been submitted. Dennis Funk seconded, and the motion carried unanimously.

New Business

Case #7-2022: Andre & Angela Martin, 365 N Duke St, Millersville, PA 17551. The applicant is requesting a Special Exception to section 425-13.C(4) (Low Density Residential 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 365 N Duke St, Millersville, PA 17551, Tax ID 410-89145-0-0000 and is in the Low Density Residential (RL) Zone.

Jeff Klugh will not be participating in the hearing or voting as he is a neighbor to the Martins.

Chairman Singer explained the procedure that the Board will follow for the hearing. Testimony will be presented this evening. Board members will individually give their thoughts and decisions to the Board Solicitor, who will then draft a Decision.

Andre Martin, Angela Martin, Tyler Swanson (TCS Construction, Builder) and Nate Taggart were collectively sworn in. Nate Taggart is the Zoning Officer for Manor Township. In that capacity, Mr. Taggart administers and receives the applications that come before the Zoning Hearing Board. He received the application indexed as #7-2022 for a Special Exception. The application was completed on a standard form provided by the Township and submitted along with a list of adjoining property owners and six pages of plans. Exhibits are as follows:

Exhibit 1 – Application completed on a standard form provided by the Township with a letter explaining the proposed construction

Exhibit 1A – Plans with neighboring properties

Exhibit 1B – Outline of proposed improvements

Exhibit 1C – Addresses of adjoining neighbors

Exhibit 2A- Page 1 Foundation plans

Exhibit 2B – Page 2 Proposed first floor plans

Exhibit 2C – Page 3 Proposed second floor plans

Exhibit 2D – Page 4 Proposed Elevation

Exhibit 2E – Page 5 Proposed Side elevation cross section

Exhibit 2F – Page 6 Engineered Items/General Notes

Mr. Taggart posted a notice of the time, date, place, and subject matter of the hearing in Lancaster Newspaper on September 21, 2022 and September 28, 2022. He received proofs of publication from the newspaper. The proofs were marked as Exhibit 3. The property that is subject of this application was posted with the same notice on September 27, 2022. Additionally, a notice was posted in the lobby of the Manor Township Municipal Building on September 27, 2022. All notices contained the same information.

Andre Martin testified that the renovation of the existing attached 2 ½ car garage is being converted into living space for Angie's parents. The Accessory Dwelling will have living space of 811 square feet. The Martins will continue to live in the main dwelling along with their 3 children. Total lot size is just under 6 acres. All utilities will be connected to the main residence. The property is serviced by public sewer (LASA) and on site well water.

Andre Martin addressed each code 425-73

- a. This will be an accessory building consisting of 811 sq ft.
- b. The owners of the property are Andre and Angie Martin who will be living in the main dwelling.
- c. The dwelling unit is attached to the main home and the property is just under 6.
- d. 1. Utilities will be connected to main home.
2. Sewer/Water. Total occupants will not be over capacity. Sewer connected to public system. Water will be connected to on site well.
- e. One parking space will be created in existing stone driveway. A barn on property will offer ample additional parking.
- f. Front yard setback is 121' and side yard is 324' well within requirements
- g. Accessory Dwelling Unit Agreement will be signed and recorded as required
- h. Will remove Accessory Dwelling within 12 months of a qualifying family member no longer living there.

Dennis Funk inquired about Exhibit 2C proposed second floor plan showing 811 sq ft accessory dwelling. Tyler Swanson, TCS Construction confirmed the total livable square footage noted does not include the second-floor storage area. This area will not be finished living space. Exhibit 1A on site plan, Mr. Funk asked to see the location of the parking spot for Accessory Dwelling. Mr. Martin pointed out on the east side of bank barn where parking will be located.

Brad Singer asked if second floor storage is part of the current existing building and not a livable area. It is existing and they are modifying the existing building. 90% is an existing 2 car garage with bump out. The proposed bathroom is the 6' x 11' new construction and the existing bump out will become a back porch.

Jim McManus inquired how many occupants will be in building. Mr. Martin stated that 5 occupants are in existing home, 2 adults and 3 children and Angie's 2 parents will be occupying the newly renovated Accessory Dwelling. Mr. McManus inquired about the exact acreage of. Mr. Martin stated that the property is 5.89 acres. All improvements are shown on Exhibit 1A. Located on the property is an existing dwelling, a bank barn and a corn barn. No area of the property is being used as agriculture. The square footage marked on the plans is the only interior living space. It does not include the porch that is being added. The extension of the existing dwelling is to the rear of the building. Mr. McManus asked if the current garage is being used for parking vehicles. Mr. Martin stated that the garage is not currently being used for car storage. Mr. Martin showed on the drawings where three vehicles will be parked on the existing stone driveway. No indoor parking within existing structures/garages will be utilized as designated parking for the accessory dwelling unit. Confirmation was given that a stone base is an acceptable all-weather base accepted by Township.

Mr. Swanson confirmed there was adequate parking for multiple vehicles as currently shown.

Chairman Singer closed testimony. He stated that the decision for this case will be rendered at the November 9, 2022, meeting. Mr. Singer commented that with no further business to discuss the meeting will close. Dennis Funk made a motion to adjourn the meeting. Scott Ream seconded and the meeting adjourned at 7:37 p.m.

Respectfully Submitted,

Jeffrey Klugh
Secretary

Recording Secretary
Michelle Smith/Peg Hess