

Manor Township Zoning Hearing Board Minutes

Wednesday, December 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 December 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, Dennis Funk, Jeffrey Klugh and Scott Ream
Staff Present: Nate Taggart and Peg Hess
Township Solicitor: James McManus
Visitors: See attached Sign-In Sheet

Previous Month Minutes – Dennis Funk made a motion to approve the November 9, 2022 meeting minutes as they have been submitted. Scott Ream seconded and the motion carried unanimously.

Old Business

Case #8-2022: Weston Paul Shertzer and Sara Jayne Shertzer, 105 Garrity Rd, Millersville, PA 17551. The applicant is requesting a Variance to section 425-12.M (Agricultural setback requirement) and, to the extent necessary, 425-39.B (Driveway setbacks). The applicant is requesting approval to construct a new home on the property to be located approximately 35 feet from the adjoining farm where a 100-foot setback is required for a dwelling unit on property adjoining land within the Agricultural Zone. The applicant is also proposing to construct a driveway that would be located within three feet of the adjoining farm. The property is located at 500 Shultz Rd, Washington Boro, PA 17582, Tax ID 410-41002-0-0000 and is in the Rural (R) Zone.

Chairman Singer provided an overview of the procedure the Board followed. Chairman Singer explained that the draft Decision from James McManus includes Findings of Fact, Conclusions of Law and the Decision. Scott Ream read the Decision:

The application of Weston Paul Shertzer and Sara Jayne Shertzer for a variance to the provisions of Section 425-12.M of the Zoning Ordinance to allow the construction of a single-family detached dwelling and accessory improvements within the required rear yard setback on the Property located at 500 Shultz Road, Washington Boro, Pennsylvania 17582, Parcel ID# 410-67176-0-0000 is granted subject to the following conditions:

1. The proposed improvements shall not be located nearer than 35 feet from the eastern property line of the Property as indicated on the site plan submitted as Exhibit C.
2. The proposed 'shared' driveway shall be subject to an easement agreement whereby the Applicants and the owner of the adjoining farm will share the portion of the proposed driveway on the adjoining farm.
3. The Applicants shall install on-site sewer and water and stormwater facilities on the Property in compliance with all applicable governmental rules, ordinances and

regulations prior to their use and occupancy of the Property for purposes set forth herein.

4. The Applicants shall at all times comply with and adhere to the plans, Exhibits and all other evidence presented to the Board by the Applicants or on their behalf at the hearing held on November 9, 2022.
5. The Applicants shall comply with all other applicable governmental rules, ordinances and regulations regulating the construction, use and occupation of the proposed improvements.

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.

Scott Ream made a motion to approve the Variance subject to the conditions as read. Dennis Funk seconded, and the motion carried unanimously. The Board signed three copies of the Decision which were given to the Zoning Officer for distribution.

New Business

Chairman Singer thanked James McManus for his 38 years as Solicitor for Manor Township. He was presented with a gift from the Board and they wished him much success and happiness for the future. Mr. McManus commented his admiration for the Board members in giving of much of their time for little compensation.

The next meeting is scheduled for Wednesday, January 4, 2023, at 7 p.m.

Chairman 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 7:15 p.m.

Respectfully Submitted,

Jeffrey Klugh
Secretary

Recording Secretary
Peg Hess