

Manor Township Zoning Hearing Board Minutes

Wednesday, March 1, 2023

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 March 1, 2023 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, and Jeff Klugh

Staff Present: Nate Taggart and Peg Hess

Township Solicitor: Susan P Peipher

Visitors: See attached Sign-In Sheet

Previous Month Minutes – Dennis Funk made a motion to approve the January 4, 2023 meeting minutes as they have been submitted. Jeff Klugh seconded, and the motion carried unanimously.

New Business

Case #2-2023: Applicant: Cellco Partnership d/b/a Verizon Wireless, 512 Township Line Road, Building 2, Floor 3, Blue Bell, PA 19422. The applicant is requesting variances to Sections 425-26(B), 425-61(B)(4), 425-69(B), 425-26(D), and 425-37 of the Manor Township Zoning Ordinance. The applicant is proposing to construct a 153' monopole having an overall height of 158' factoring in the height of a 5' lightning rod and associated improvements and equipment including a 4' x 11' concrete pad with equipment cabinets, 4' x 7' concrete pad with outdoor generator, utility frame, meter bank, cable ice bridge and an 8' chain link fence in the Village (V) Zoning District. The applicant is requesting to allow a tower setback of 30' (minimum required: 158') and a total lot area of 1.9 acres (minimum required 2 acres). The property in question is located at 425 Shultz Rd, Washington Boro, PA 17582, Tax ID 410-36318-0-0000 and is in the Village (V) Zone.

The Applicant made a Request of a Continuance until the April 2023 meeting.

Dennis Funk made a motion to grant continuance. Jeff Klugh seconded, and the motion carried unanimously.

Case #3-2023: Applicant: Meadow Lane Dairy, 3392 Blue Rock Rd, Lancaster, PA 17603. The applicant is requesting a special exception to section 425-11.G.(1) of the Manor Township Zoning Ordinance. The applicant seeks to increase the lot coverage on the subject parcel beyond the 10% criteria as noted in the ordinance. The existing lot coverage is 13.57% and the applicant is requesting an increase in lot coverage to 16.91%. The property in question is located at 3280 Blue Rock Road, Lancaster, PA 17603, Tax ID 410-10743-0-0000 and is in the Agricultural (A) Zone.

Solicitor Peipher explained the procedure that the Board will follow for the hearing. Testimony will be presented to the Board this evening. The Board members will consider the testimony and individually provide the Solicitor with their opinion. The Solicitor will then draft a Decision, which will be rendered at the next meeting.

Nate Taggart confirmed to Solicitor Peipher that this hearing was properly advertised in accordance with the MPC and the Zoning Ordinances.

Austin Steffy and Jeff Ainslie of Scotch Hill Solutions, Inc and Brad Rohrer of Meadow Lane Dairy, LLC were sworn in.

Austin Steffy presented testimony. Meadow Lane Dairy, LLC is a family crop and dairy farm with brothers Geoff and Brad continue the family tradition are seeking to make improvements. In late 2022, the family was approached by JD Eckman, the general contractor for the Centerville Road expansion/improvement project that is occurring currently. JD Eckman is looking for a site to relocate 40,000 – 50,000 CY of clean fill material.

Geoff and Brad saw an opportunity to address fill needs at the dairy farm complex that they constructed in 2007/2008. By having access to good material to build barn pads, they could look at constructing barns that would improve their overall operation. Options would include allowing them to remove/reduce animals that are currently located in 40+ year old facilities along the stream at the original farm, as well as potentially removing animals from a rented farm that is two miles away.

A closer review of the existing conditions at the farm, it was revealed that when including the existing lagoons and farm driveways, the site is currently over the 10% total lot coverage. The proposal is to request an increase to 16.91% total lot coverage, which includes all proposed driveways and the buildings. A new stormwater management plan will be proposed for all these changes.

The project only impacts private existing utilities (water and electric), has little/no impact on total employees already on the farm, and all improvements are agriculture in nature for housing and care of their livestock. All other permits that would be required to be applied for or updated (such as the farm's Nutrient and Odor Management Plans) will be addressed as well.

The exhibit provided shows an expansion off of the north side of the existing barn which is a 116' x 200' addition. And a 108' x 240' separate structure and a separate future expansion that would come out the pad to the south which is another 116' x 206' dimension structure. The additions off of that facility will be for the expansion of the operations. All the manure that will be generated from that will continue to go to the lagoons that are on site.

The additions do not create any setback issues. The nearest one would be at the corner of Shadowstone and Donerville Road which is about 759' away from the property corner to the building. Coverage allowance was looked at as gross and net processes. By definition 85.4 acres is deeded on the property. There is approximately a 3 ½ acre piece based on Blue Rock and Donerville Road frontage, leaving them with a net acreage of 81.9. Which works to a 16.91% impervious allowance. All improvements fall within this tract.

The proposed structures and driveways are condensed and locked to the existing operation. The associated driveways allow them to maneuver equipment around the site. They will be applying for stormwater management plan NPDES permit to go along with the improvements because they are well over the disturbance associated with the earthwork.

All of the improvements essentially fall within this subject tract. The existing parking and loading areas are on the north and east side of the facility so no impact on the existing flow as they are expanding on the west side of the operation.

Dennis Funk asked if they were planning on taking all of the fill from the Centerville Road project. They are planning on that, and the plan will allow for that. Dennis Funk asked for clarification of square footage. The 49,000 sf buildings are one new building and the addition to existing building, the new proposed driveway is 45,000 sf and the other 25,000 sf building is a future building creating 119,00+- sf of new impervious area. The 25,000 sq ft dashed building on the plan is the future building. It is not locked to this, but they are creating the plan to allow for future.

Jeff Klugh inquired if there will be any removal of buildings. There will not.

No comments or questions were posed from the public. Dennis Funk made a motion to close testimony, Jeff Klugh seconded, vote was unanimous and testimony was closed.

The board requested a 5–10 minute break to discuss.

Brad Singer reconvened meeting. Jeff Klugh made motion to grant special exception. Dennis Funk seconded. Vote unanimous. Motion carried and special exception granted.

The formal decision will be signed and mailed with a month.

The next meeting will be held April 5, 2023 at 7:00 pm. Chairman Singer commented that there was no further business to discuss. Dennis Funk made a motion to adjourn the meeting. Jeff Klugh seconded, and the meeting adjourned at 7:20 pm.

Respectfully Submitted,

Jeffrey Klugh
Secretary

Recording Secretary
Peg Hess