

Manor Township Zoning Hearing Board Minutes

Wednesday, May 3, 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 May 3, 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, Jeff Klugh, and Scott Ream

Staff Present: Nate Taggart and Peg Hess

Township Solicitor: Beth Ebersole

Visitors: See attached Sign-In Sheet

Previous Month Minutes – Jeff Klugh made a motion to approve the March 1, 2023 meeting minutes as they have been submitted. Scott Ream seconded, and the motion carried unanimously.

New Business

Case #6-2023: Applicant: Zach Brendemuehl, 1996 Water Street, Washington Boro, PA 17582. The applicant is requesting a Special Exception to Section 425-26.C(7) and 425-99 (Restaurants and Taverns) of the Manor Township Zoning Ordinance. The applicant is proposing a preparatory kitchen for a barbeque catering business to be operated out of an existing accessory structure on the property. The property in question is located at 1996 Water Street, Washington Boro, PA 17582, Tax ID 410-28548-0-0000 and is in the Village (V) Zone.

Solicitor Ebersole 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 Ebersole that this hearing was properly advertised in accordance with the MPC and the Zoning Ordinances.

Applicant Zach Brendemuehl explained that he wanted to take a current detached garage and rezone it to a prep kitchen for his BBQ catering business. There will be no customers served at this location. This is strictly a kitchen to prepare and store food. A food trailer will be used to serve off-site.

Currently there is no water or sewer to the detached garage. There will be a bathroom and a sink in the kitchen area which will hopefully be served with water from the existing well on the property. A grease trap will be installed to separate the grease for the sewage and be cleaned out by an outside contractor. He has not investigated the sewer hookup yet. Mr. Brendemuehl understood this special exception needed to be taken care of first before doing any other work.

The existing structure is 32'6" by 23'6" with a height of 15' and is detached from the home.

There will be three parking spaces created in the driveway for employees. No signage will be on the property.

A box truck might be purchased for supplies as no delivery trucks will be coming to the site.

Scott Ream asked about when will the catering work be done. Cooking will occur mostly Friday evenings until Sunday. Solicitor Ebersole inquired about any drive-thru operation or night club activities at this building. Mr. Brendemuehl said no to both.

Chairman Singer asked how trash will be collected to not disturb the neighbors. A large garbage can will be used as a dumpster should not be necessary.

Chairman Singer confirmed there will be no six-packs sold at the site, nor will there be any live entertainment or DJ's as this is part of the restaurant/tavern zoning ordinance.

Jeff Klugh inquired who would be customers of the business. This is a catering business. Food will be delivered off-site for consumption. This is a start-up business and being sold for catered events.

Mr. Brendemuehl confirmed no patrons will be served inside the building, and no live entertainment will occur.

The smokers used for preparing meat will be inside the building per Scott Ream's inquiry.

Solicitor Ebersole inquired about any alterations to the exterior of the garage that will change the footprint of the garage. No addition to building is needed. Mr. Brendemuehl will be installing an exhaust fan no larger than trash can height on the roof of the building. He does not think this will deter the character of the neighborhood.

Mr. Brendemuehl knows that there is current fire and police public facilities available to his property.

Jeff Klugh confirmed that no expansion of the building will be happening, and any coolers used will be inside the building. The garage doors will be closed in.

No comments or questions were presented by the public. Chairman Singer made a motion to close testimony.

Solicitor Ebersole suggested an executive meeting. The board requested a 5–10 minute break to discuss.

Chairman Singer reconvened meeting. Jeff Klugh made a motion to grant the special exception with two conditions. No consumption of food or beverage on designated premises and no restaurant seating. Scott Ream seconded. Vote unanimous. Motion carried and special exception granted.

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

The next meeting will be held May 24, 2023, at 7:00 pm at Millersville Community UMC Hope Campus at 242 Bender Road, Millersville.

Chairman Singer commented that there was no further business to discuss. Jeff Klugh made a motion to adjourn the meeting. Scott Ream seconded, and the meeting adjourned at 7:40 pm.

Respectfully Submitted,

Jeffrey Klugh
Secretary

Recording Secretary
Peg Hess