

Manor Township Zoning Hearing Board Minutes

Wednesday, June 7, 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 W Fairway Dr, Lancaster PA 17603 on June 7, 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, Dennis Funk, and Scott Ream

Staff Present: Nate Taggart, and Peg Hess

Township Solicitor: Susan P. Peipher

Visitors: See attached Sign-In Sheet

Previous Month Minutes – Jeff Klugh made a motion to approve the May 24, 2023 meeting minutes as they have been submitted. Dennis Funk seconded, and the motion carried unanimously.

Old Business

Case #4-2023: Applicants: Guy R. Eshelman, Jr., M. Yvonne Crouse and Susan Wenger, Trustees of The Jane P. Eshelman 1996 Trust; EG Stoltzfus Land, LLC and Moyer Land Development Company, Inc; c/o EG Stoltzfus Land LLC, 474 Mt. Sidney Road, Lancaster, PA 17602. The applicant is requesting a Special Exception to sections 425-29(C)(3)(Cluster Development – RH1 Zone) and 425-46 (Cluster Development Vested Protection) to develop a +/- 91.25-acre parcel with 160 single-family detached homes, 118 duplex homes and 150 apartments in 7 buildings. The applicant is also seeking to protect the future development rights of the proposed development with additional vested protection for a period of up to 10 years. The property in question is located at 289 Donerville Rd, Lancaster, PA 17603, Tax ID 4104561300000. The request is being reviewed under the High-Density Residential Flex (RH1) Zoning regulations.

Solicitor Peipher stated that testimony for this case was closed at the last meeting. She provided an overview of the procedure the Board followed and stated the draft Decision includes 41 Findings of Fact, 9 Conclusions of Law and the proposed Decision. Solicitor Peipher read the analysis for justification to recommend Special Exception. Solicitor Peipher read the Decision:

Based upon the foregoing Findings of Fact and Conclusions of Law, the Manor Township Zoning Hearing Board grants the Applicant's request for Special Exception approval for a cluster development pursuant to Sections 425-29(C)(3) and 425-64 of the Zoning Ordinance and further grants the Applicant vested protection for the cluster development under Section 425-46 of the Zoning Ordinance subject to the following conditions:

1. The proposed cluster development shall be developed in general compliance and conformity with the concept plan, the Application for Special Exception and supporting narrative, testimony, and other materials presented to the Manor Township Zoning Hearing Board during the public hearing held on May 24, 2023, subject to such revision(s) the Board of Supervisors may subsequently approve as part of the preliminary and/or final subdivision and land development process.
2. Applicant shall construct the collector road as depicted on the concept plan, subject to final engineering and approval during the subdivision and land development process. Any costs incurred by the Township in acquiring rights-of-way for the collector road shall be reimbursed by the Applicant and the Applicant shall provide the Township with a bond or other form of financial security acceptable to the Township to ensure the completion of the collector road.
3. Applicant shall not seek to dedicate the open space within the proposed roundabout to the Township.

Applicant shall pay a fee-in-lieu of dedication of parkland as part of the subdivision and land development process based upon the entire development and not reduced by the amount of open space and/or stormwater basins within the development.

Dennis Funk made a motion to grant the request as written in the decision for a Special Exception for a cluster development and further grant the vested protection for a cluster development with the conditions that were read. Jeff Klugh seconded, and the motion carried unanimously.

The next meeting will be held July 5, 2023, at 7:00 pm at the Manor Township Municipal Office at 950 West Fairway Avenue, Lancaster.

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 7:15 pm.

Respectfully Submitted,

Jeffrey Klugh
Secretary

Recording Secretary
Peg Hess