

Manor Township Zoning Hearing Board Minutes

Wednesday, September 6, 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 September 6, 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 Scott Ream

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 August 2, 2023 meeting minutes as they have been submitted. Scott Ream seconded, and the motion carried unanimously.

Old Business

Case #8-2023: Applicant: Royal Buck, LLC, 5321 Meridian Blvd, Warrington, PA 18979. The applicant is requesting a Special Exception to Section 425-17.C(7) to permit a Commercial Day-Care Facility. The applicant is also seeking Variances to Sections 425-17.E(1) (Parking lot setback), 425-17.K (Screening), 425-17.M (Dumpster setback), 425-40.B(1) (Access drive setback), and 425-67.A (Outdoor play area requirements) of the Manor Township Zoning Ordinance. The property in question is located at the corner of Centerville Rd & Royal Rd, Lancaster, PA 17601, Tax ID 410-03043-0-0000 and is in the General Commercial (GC) Zone.

Solicitor Peipher provided an overview of the procedure the Board followed and stated the draft Decision includes 36 Findings of Fact, 19 Conclusions of Law and the proposed Decision. The Applicant did verbally withdraw requests for Variances of Sections 425.17.K and 425.17.M at the time of the Hearing. 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 to Section 425-17.c(7) and Variance request to Sections 425-17.E(1) and 425-67.A.

The request for Variance to Section 425-40B(1) has been denied by the Board.

Dennis Funk made a motion to grant the Applicant's request for Special Exception to Section 425-17.c(7) and Variance requests to Sections 425-17.E(1) and 425-67.A. The motion is also to deny the Variance request to Section 425-40B(1). Scott Ream seconded, and the motion carried unanimously.

The next meeting will be held October 4, 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. Scott Ream seconded, and the meeting adjourned at 7:16 pm.

Respectfully Submitted,

Jeffrey Klugh
Secretary

Recording Secretary
Peg Hess