

Manor Township Zoning Hearing Board Minutes

Wednesday, March 6, 2024

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 6, 2024 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, Jeffery Klugh 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 February 7, 2023 meeting minutes as they have been submitted. Scott Ream seconded, and the motion carried unanimously.

Old Business

Case 1-2024

Applicant: Cellco Partnership d/b/a Verizon Wireless, 512 Township Line Road, Building 2, Floor 3, Blue Bell, PA 19422. Landowner: Ricky B. and Donna J. Vogel, 425 Shultz Rd, Washington Boro, PA 17582. 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 103' monopole having an overall height of 106' factoring in the height of a 3' lightning rod and associated improvements and equipment including a 10' x 26' concrete pad with canopy, equipment cabinets, standby generator, utility frame, meter bank, cable ice bridge and an 8' chain link fence in the Village (V) Zoning District. The applicant is requesting a tower setback of 43' (east) and 46' (north) (minimum required: 106') and a total lot area of 1.91 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.

Solicitor Peipher provided an overview of the procedure the Board followed and stated the draft Decision based upon the foregoing 32 Findings of Fact and 21 Conclusions of Law, the Manor Township Zoning Hearing Board (1) grants the request for a variance of Section 425-26(B) of the Manor Township Zoning Ordinance to allow the construction of a 103' monopole having an overall height of 106' and associated improvements and equipment including a 10' x 26' concrete pad with canopy, equipment cabinets, standby generator, utility frame, meter bank, cable ice bridge and an 8' chain link fence in the Village (V) Zoning District; (2) grants a variance from Sections 425-26(D) and 425-37 of the Ordinance to allow a total lot area of 1.91 acres; and (3) denies the requests for variances of Sections 425-61(B)(4) and 425-69(B) of the Ordinance to allow tower setbacks of 43' and 46'.

Dennis Funk appreciated the adjacent Owners comments. Federal Law would not look favorably at the Township if the use of the property for a cell tower was denied. The applicant did not show adequate hardship to warrant the minimum setbacks they were requesting. Scott Ream agreed with those sentiments.

Chairman Singer opened for Public Comment. James Ortman and Kenneth Ortman both made comments stating the unsightly view of the proposed tower and the concern of the depreciation of their properties.

Dennis Funk made a motion to grant Variance Requests 425-26(B), 425-26(D), and 425-37 and deny Variance Requests 425-61(B)(4) and 425-69(B) as drafted. Scott Ream seconded, and the motion carried unanimously.

The next meeting will be held April 3, 2024 at 7:00 pm at the Manor Township Municipal Office at 950 W 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 7:20 pm.

Scott Ream made a motion to adjourn the meeting. Dennis Funk seconded, and the meeting adjourned at 9:44 pm.

Respectfully Submitted,

Jeffrey Klugh
Secretary

Recording Secretary
Peg Hess