

## Manor Township Zoning Hearing Board Minutes

Wednesday, June 5, 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 June 5, 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, Jeffery Klugh, and Dennis Funck

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 1, 2024 meeting minutes as they have been submitted. Dennis Funk seconded, and the motion carried unanimously.

### New Business

Solicitor Peipher explained the procedure that the Board will follow for the hearings. Nate Taggart confirmed to Solicitor Peipher that this hearing for all cases was properly advertised in accordance with the MPC and the Township Zoning Ordinances.

Case #8-2024: Franklin View Farms, 1700 Prospect Rd, Washington Boro, PA 17582. The applicant is requesting a Special Exception pursuant to Section 425-11.G(1) of the Zoning Ordinance to permit the increase in the total lot coverage on their property to 17.5%. The property in question is owned by James L. & Nelson R. Breneman and is located at 1700 Prospect Rd, Washington Boro, PA 17582, Tax ID 410-12441-0-0000 and is in the Agricultural (A) Zone.

John Williamson, Senior Consultant with TeamAg based in Ephrata, and Aaron Breneman, Part Owner of Franklin View Farms, 2125 Gamber Road, were sworn in. TeamAg has contracted with Franklin View Farms to support this case and manage further permitting. John Williams explained the Applicants Exhibit drawn to show proposed new barns for the existing dairy, a dry cow barn, a heifer barn, and a manure stacking shed and calf barn. Demolition and removal of some existing chicken houses is also shown. Per a 2012 Zoning Hearing Board decision, the applicant had received approval for over 10% lot coverage already. With an increase of approximately 2.34 acres, they will be at 17.5% lot coverage. Per the Zoning Ordinance, Applicant is allowed to have 10% lot coverage but then 20% could be granted with Special Exception. Per Special Exception Section 425-123.C2, criteria needed for special exception states and the Applicants agrees that the proposed use and intent of the Zoning Ordinance. The proposed does not detract from the use or enjoyment of adjoining or nearby properties. Proposed use will not substantially change the character of the subject's property neighborhood. Adequate public utilities are available to serve the proposed use. This proposed use does not substantially impair the integrity of the Township's Comprehensive Plan.

Dennis Funk asked if the previously approved cell tower gravel driveway was calculated into this proposed lot coverage request. It was not. Mr. Breneman commented that the cell tower driveway was dirt and part of a farm used lane so should not deter the lot coverage percentage. There would be a

concrete pad at this location. Jeff Klugh inquired the size of the barns being demolished. Nelson Breneman answered one is 32' x 450' and the other is 42' x 510'.

Testimony was closed. Chairman Singer requested a short recess.

Chairman Singer called meeting back into session. Solicitor Peipher commented that the decision and plan was retrieved from the October 2019 Zoning Hearing Board case involving the proposed cell tower. This Board can take administrative notice of its prior decisions. In that prior approved decision, the Applicant proposed a 12' gravel path through the property. That was to be counted as impervious surface and must be accounted for in this application. Approval was also given for the pad, and two parking spaces. All this needs to be accounted for in this application. Solicitor Peipher suggested that the meeting be reopened now, give you an opportunity to amend the application, and continue the case until next month. This would allow the applicant to update the calculations and come back having the cell tower accounted for. The applicant did agree with this procedure. Dennis Funk made a motion to reopen this case. Jeff Klugh seconded, and the motion carried unanimously. Dennis Funk made a motion to continue the case until Tuesday, July 9<sup>th</sup>. Jeff Klugh seconded, and the motion carried unanimously.

The next meeting will be held July 9, 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. Jeff Klugh seconded, and the meeting adjourned at 7:25 pm.

Respectfully Submitted,

Jeffrey Klugh

Secretary

Recording Secretary  
Peg Hess