

Manor Township Zoning Hearing Board Minutes

Wednesday, February 5, 2025

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 January 8, 2025 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, Jeffrey Klugh, and Mike DeBerdine

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 January 8, 2025 meeting minutes as they have been submitted. Dennis Funk seconded, and the motion carried unanimously.

New Business

Case #4-2025: Applicant: Timothy Strosser Designs, LLC, 144 Kings Gate Dr, Lititz, PA 17543. The applicant is requesting a Variance pursuant to section 425-12.B. to allow a two family dwelling at 161 Ridgewood Ct, Columbia, PA 17512 (Tax ID 410-65402-0-0000). In the alternative, the applicant is requesting Variances to Sections 425-73.A. and 425-10.C. to allow for an accessory dwelling unit that exceeds 900 square feet and occupancy by more than two family members. The property in question is owned by John Bradley Frieling & Whitney Boazuu Pelissier, 14 Clover Drive, Myerstown, PA 17067 and is located in the Rural Zoning District.

Solicitor Peipher read the procedural instructions on how cases before the board will be heard and decided. Nate Taggart confirmed with Solicitor Peipher that this hearing was properly advertised in accordance with the MPC, properly posted and neighboring property owners notified of this hearing.

Timothy Strosser, Timothy Strosser Designs of Lititz was sworn in. Mr. Strosser was representing the Owners of the property. Acknowledgement was made that an existing 2085 sf second dwelling on the property was not legally built per Township Ordinances, which has a maximum of 900 sf. The current Owners purchased the property without knowledge of the accessory building not meeting current Zoning Ordinances. The request is to allow two dwellings on the property. The plan currently is to demolish the existing accessory dwelling and reconstruct a new accessory dwelling of 2764 sf. Per the accessory dwelling Ordinance a dwelling can only be 900 sf and house two family members with an accessory dwelling agreement in place. The new building plans were submitted as evidence and marked as Exhibit A-1. The existing utilities are currently separate. The septic capacity is currently being evaluated

by the Sewage Enforcement Officer. The accessory dwelling is currently served by its own well water.

Mr. Strosser is asking for forgiveness on current estate existence of two family dwellings but is a significant property at 10 acres. The resizing of the accessory dwelling would fit appropriately on this 10 acre lot. It is possible eight family members would visit at a time and a mother-in-law would be staying an infinite amount of time. Zoning Officer Taggart was sworn in and clarified that the Accessory Dwelling Agreement states that after a year the existing kitchen would need to be removed after the family members no longer reside. The building would not need to be removed. Per Chairman Singer the Applicant needs to show hardship of not complying to Ordinance 425-12B. The size of the Estate does not qualify as a hardship.

Deb Rock, 150 Richland Drive, Sharon and Ernie Davis, 141 Ridgewood Court, Mike McKonly, 390 Blue Lane, John Burkholder, 101 Ridgewood Court, and Amy Garrety, 121 Ridgewood Court, all expressed concern of setting a precedent if allowing larger property owners ability to build second homes on properties which is against current codes. They also expressed concern about the accessory dwelling becoming a rental dwelling. Water runoff was a concern which Mr. Strosser assured us that the water runoff would be less than existing. Mr. Taggart gave a permit background of the property. In 2003, the then owner applied for a permit to construct two additional bedrooms and two bathrooms on the premises. Actual building or floor plans were never submitted. This essentially became an inaccurate building permit. Zoning Officer Taggart clarified that all accessory dwelling units, attached or detached, may only be a maximum of 900 sf, and may only be occupied by a family member if all other Ordinance Criteria were met. Testimony was closed. Chairman Singer called for an Executive Session. At 8:02 pm meeting reconvened. Jeff Klugh made a motion to deny Variance request to section 425-12.B to allow two family dwelling units on said property. Dennis Funk seconded, and the motion carried unanimously. Dennis Funk made a motion to approve Variance request to Section 425-73.A limiting the size of the accessory dwelling to its existing 2085 sf. Brad Singer seconded, and the motion carried unanimously. Dennis Funk made a motion to deny the Variance request 425-10.C to allow more than two family members to dwell in the accessory unit. Jeff Klugh seconded, and the motion carried unanimously.

Next meeting is scheduled for Wednesday, March 5, 2025. Dennis Funk made a motion to adjourn the meeting. Chairman Singer seconded, and the meeting adjourned at 8:05 pm.

Respectfully Submitted,

Jeffrey Klugh
Secretary

Recording Secretary
Peg Hess