

Manor Township Zoning Hearing Board Minutes

Wednesday, May 7, 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 May 7, 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, Jeffrey Klugh, and Mike DeBerdine

Members Absent: Dennis Funk

Staff Present: Nate Taggart and Peg Hess

Township Solicitor: Susan P Peipher

Visitors: See attached Sign-In Sheet

Previous Month Minutes – Mike DeBerdine made a motion to approve the February 5, 2025 meeting minutes as they have been submitted. Jeffrey Klugh seconded, and the motion carried unanimously.

New Business

Case #5-2025: Applicant: Barley Farms LP (Robert Barley, Star Rock Services), 175 Chestnut Grove Road, Conestoga, PA 17516. The applicant is requesting a special exception to section 425-11.G(1) of the Manor Township Zoning Ordinance. The applicant seeks to increase the lot coverage on the subject parcel beyond the 10% criteria as noted in the ordinance. The existing lot coverage is 15.53% and the applicant is requesting an increase in lot coverage to 16.3%. The property in question is located at 141 Chestnut Grove Road, Conestoga, PA 17516, Tax ID 410-66770-0-000 and is in the Agricultural (A) Zone.

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.

Dylan Kautz, US Solar Development representing Star Rock Farms was sworn in. In July 2024, a Zoning Variance was granted for the square footage of the panels being just under 60,000sf. They did not realize they needed a lot coverage special exception. The existing condition of the farm is about 15.5% lot coverage, which Mr. Kautz understands that at one point this was a Rural Zoning which allowed up to 20%. With the additional lot coverage for the solar panels this would go up to 16.3%. The first draft of the stormwater management plan has been submitted to the Township which was a condition from the previous case.

Mr. Kautz commented that the square footage number approved from the first case, 59,545sf has changed because they had to purchase a different panel than previously planned. The panels are 4 inches longer than the original, allowing less panels needed. They are in the exact same configuration. It is not really a project change that changes the overall footprint of the project but from a stormwater perspective, we need the correct number on record so that when the stormwater application comes through for the Township to approve.

Mr. Kautz confirmed to Solicitor Peipher that they were looking to amend this application to add a request for a Variance to Section 425.104.1B4 to allow for the square footage to exceed the previously granted amount of 59,545 sf. Mr. Kautz stated the new square footage would go to 61,000 sf. Solicitor Peipher stated that as a

matter of procedure that Mr. Kautz discussed with Nate the issue that particular Variance has not been advertised for a decision tonight. It was agreed that the Board will allow proceeding with the presentation of the current case. The case will stay open until the June meeting allowing proper advertisements to occur. Solicitor Peipher stated that we are amending the application to add the square footage change as a Variance. In the July decision there was also a testimony about a concrete pad that is 624 square feet, is that dimension changing at all, the only number that is changing is the size of the panels. Mr. Kautz stated that the only change is that there is an increase in square footage because of the change in the dimension of the panels. This also equates to 18 less panels. Mr. Kautz clarified for Mr. Taggart that the lot coverage change, originally proposed was 16.3% will be increased to 16.32%. It was confirmed that new updated drawings should be submitted.

Chairman Singer entertained a motion to continue this hearing to the next meeting which is scheduled for Tuesday June 10th. Jeffrey Klugh made a motion, Mike DeBerdine seconded, and the motion carried unanimously.

Case #6-2025: Applicant: Stephen Diller, 1936 Columbia Avenue, Lancaster PA 17603. The applicant is requesting a Variance pursuant to section 425-13(H)(1)(b) to allow a proposed addition to the home to be constructed 9 feet 6 inches from a side yard property line when a 15-foot setback is required. The property in question is owned by Philip and Ellen Reist, located at 3195 Blue Rock Road, Lancaster, PA 17603, Tax ID 410-80611-0-0000 and is in the Low Density Residential (RL) Zone.

Stephen Dillery, Kreider and Diller builders representing the owners was sworn in. The existing home is just over 1500 sf. It sits close to the right of the property. The proposal is an addition to the garage to create an additional parking stall. There is a front and side porch, and second floor addition proposed. After the addition, the front corner of the garage will sit within the 15 feet side lot line. The lot line between this property and the adjacent property is not parallel to the property so it clips the rear of the garage and the mudroom addition in the back. The addition is parallel with the home. There will be 30 feet to that adjacent home. Solicitor Peipher received clarification that the request is to reduce the side yard setback from 15 feet to 9 feet 6 inches for the one-story garage addition. That portion is only one story. Mr. DeBerdine received clarity that the mudroom addition is one-story and has a ceiling height of 12 feet. Mr. Klugh received clarification that the existing landscape buffer between the properties will remain.

Dave Diffenbaugh, the neighbor beside them, has no issues with what they are planning.

Chairman Singer closed testimony. Jeffrey Klugh made a motion to approve the applicant's request for the Variance to section 425-13(H)(1)(b) to allow the proposed addition to the home to be constructed 9 feet 6 inches from a side yard property line. Mike DeBerdine seconded the motion, carried unanimously.

Next meeting is scheduled for Tuesday, June 10, 2025. Jeffrey Klugh made a motion to adjourn the meeting, Mike DeBerdine seconded, and the meeting adjourned at 8:05 pm.

Respectfully Submitted,

Jeffrey Klugh
Secretary

Recording Secretary
Peg Hess