

## **Manor Township Zoning Hearing Board Minutes**

Wednesday August 6, 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 August 6, 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 Dennis Funk

Staff Present: Nate Taggart

Township Solicitor: Susan P Peipher

Visitors: See attached Sign-In Sheet

**Previous Month Minutes** – Dennis Funk made a motion to approve the June 10, 2025 meeting minutes as they have been submitted. Jeffrey Klugh seconded, and the motion carried unanimously.

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.

### **New Business**

#### **Case #9-2025:**

Applicant: Stump's Decks and Porches, 2458 Division Highway, Ephrata, PA 17522. The applicant is requesting a variance to section 425-29.E. (Design Standards) & 425 Attachment 5 of the Manor Township Zoning Ordinance. The applicant seeks to construct a deck to the rear of the home fifteen feet from the rear property line where a twenty-foot setback is required. The property in question is owned by Matthew D & Barbara R Carlson, is located at 124 Sawgrass Dr, Millersville, PA 17551, Tax ID 410-16896-0-0000 and is in the High Density Residential Flex (RH1) Zone.

Charles Casolare, Stump's Decks and Porches and Matthew Carlson, owner of property were sworn in. This property has a unique condition as its rear boundary line is diagonal which creates a disadvantage when keeping a rear setback boundary. No other property on this street has this condition. Adding rear stairs off the deck creates more infringement on the setback but stairs are reasonable for safety issues. The deck would have to be 11' x 8' to reside within the setback and be awkward. The homeowner has received an approval letter from the HOA, and this size request is of the minimalist design. The homeowner confirmed the request and clarified that his property backs onto holes 1 & 2 of the Crossgates Golf Course and both neighbors have approved this. Testimony was closed. Dennis Funk made a motion to approve the Variance pursuant to section 425-29.E. (Design Standards) & 425 Attachment 5. Jeffrey Klugh seconded, and the motion carried unanimously.

#### **Case #10-2025:**

Applicant: Steve Hodgen, 2017 Plymouth Rd, Lancaster, PA 17603. The applicant is requesting a variance to section 425-14.E. (Design Standards) & 425 Attachment 1 of the Manor Township Zoning Ordinance. The applicant seeks to construct an attached carport to the side of the home five feet from the side property line where a ten-foot setback is required. The property in question is located at 2017 Plymouth Rd, Lancaster, PA 17603, Tax ID 410-91042-0-0000 and is in the Medium Density Residential (RM) Zone.

Ephram Smucker, Double E Construction, and Steve Hodgen, Owner of the property were sworn in. A detached carport would meet the Ordinance but create a safety hazard for the Owner. All other properties in the neighborhood currently have carports or garages. Mr. Hodgen spoke of their need for safety to have a fully covered place to park their vehicle especially over the winter months. Dennis Funk inquired about the actual dimensions including the support posts. The carport would be 13' 7" all inclusive. Testimony was closed. Jeffrey Klugh made a motion to approve the Variance pursuant to section 425-14.E. (Design Standards) & 425 Attachment 1. Dennis Funk seconded, and the motion carried unanimously.

#### **Case #11-2025**

Applicant: Turkey Hill Dairy, 2601 River Road, Conestoga, PA 17516. The applicant is requesting variances pursuant to Sections 425-19.F.(2), 425-38, and 425-40.B. of the Zoning Ordinance. The applicant is proposing to subdivide a parcel from the existing tract to construct a new cold storage distribution center. The proposal requires a five-foot setback to the North and East sides of the property where a thirty-foot setback is required. The applicant is also seeking a variance to the requirement for direct access to a public road and relief from the fifteen-foot access drive setback requirement. The property in question is owned by You Scream PA LLC, is located at 2601 River Road, Conestoga, PA 17516, Tax ID 410-27765-0-0000 and is in the Industrial (I) Zone.

Jason Bransteter of Turkey Hill Dairy was sworn in. The new cold storage building which has already received a height variance will be located on this parcel. The Applicant wants to create a 4.3 acre lot for this building which will be owned by a business capital investment group. The north setback line is right beside the existing plant. The east setback line has an existing maintenance building. The parcel will not be sold to an outside entity but be leased back to Turkey Hill and is located within the current complex. An Access Agreement will be implemented as a new access is not being created for this new parcel. The Access Agreement will be submitted with the Land Development application and reviewed by our Solicitor. Dennis Funk inquired how trucks currently access the facility. The Access Agreement will be in effect indefinitely. LCSWMA was given notice of this meeting. Testimony was closed. Dennis Funk made a motion to approve variance requests pursuant to Sections 425-19.F.(2), 425-38, and 425-40.B. Jeffrey Klugh seconded, and the motion carried unanimously.

#### **Case #12-2025:**

Applicant: Aaron's Acres, 1861 Charter Ln, Suite 114, Lancaster, PA 17601. The applicant is requesting a variance to section 425-14.B. of the Manor Township Zoning Ordinance. The applicant seeks a use variance to operate a commercial daycare or commercial school in addition to administrative offices and a summer camp. The property in question is owned by Grace Baptist Church of Millersville, is located at 121 Walnut Hill Rd, Millersville, PA 17551, Tax ID 410-91127-0-0000 and 410-91127-4-0001, and is in the Medium Density Residential (RM) Zone.

Aaron Marines, Attorney from RKG Law, and Risa Paskoff, Executive Director of Aarons Acres and members of the audience were sworn in. Aaron's Acres is a non-profit organization that has existed for 28 years has the property currently owned by Grace Baptist Church under agreement. Aaron's Acres would use this 3.9 acre property to create a recreational program facility for children and young adults that are disabled and/or challenged. They have currently expanded their mission to include adults till the age of 40. They work on a 1 to 1 ratio, maybe 1 to 2 but never more. The biggest event will be their annual 6-week(3-2 week increments) camp program over the summer. This past year 105 children attended these camps. Pre-Covid numbers had approximately 240 children. During the year programming will occur for the young adults connecting them with the community and giving them purpose. The existing church building would be become a community center

for families and would house their administrative offices as well as have a parent support lounge, educational seminars, and sensory room. A pool will be built in the future for activities. Building changes would be expanding the kitchen and storage areas, minor wall changes for administrative offices and upgrading the restrooms to current ADA regulations will occur. Programs run during the day with no overnight activities. They plan to sell the 2.75 acre parsonage as a single family home. Aarons Acres has worked well within any community they currently run their programming. They look forward to working with the Penn Manor School District, as they already have a working relationship with Millersville University and foresee this expanding being so close in vicinity. With Zoning approval and positive due diligence, settlement will be the end of 2025. Funding for Aarons Acres is 1/3 self-funding, 1/3 grants, and 1/3 private donations. Currently the organization services 220 people with growth planned, this facility would still be able to work indefinitely. The property offers 96 parking spaces and 6 would be utilized by the administrative office regularly. During the summer camp programs 65 staff members will be present and with parents vehicles the lot will be full. Most programming runs from 9 am – 5 pm so disturbing the neighborhood should be very minimal.

Heather Good, Amanda Katcher, Jim Vaughan, Rob Box, all affiliated with Aaron's Acres spoke in support of this application.

Maureen Fisco and Joseph Hrapchak, of 157 Walnut Hill Road, raised concern of integrity of residential neighborhood and the noise ordinance.

Chairman Singer requested a 10 minute adjournment at 8:35 pm. Meeting reconvened at 8:45 pm.

Ms. Paskoff clarified they are not looking to rent space to others but would consider partnering with compatible organizations. The programs are run during the day and amplified programs are not used for these clients. Most clients thrive in quiet, calm environments. Pool usage would not be all day. Field trips occur multiple times during the week. Their clients will enjoy the air conditioned building.

Steve Schmucker, Grace Baptist Church, commented that currently the church has activities three evenings a week and their current Sunday service gathers 200-240 congregates. The property has been for sale for 8 months with little interest.

Aaron Marines does not believe this use would be a detriment to the community; the building will be a useful size for many years. Aarons Acres is not licensed with the state as a daycare facility. A commercial daycare would be allowed by special exception.

Testimony was closed. Chairman Singer requested a 10 minute adjournment at 9 pm. Meeting reconvened at 9:07 pm. Solicitor Peipher commented that a legal discussion concerning the definition of a daycare under the Zoning Ordinance. Point for consideration should be that to the extent the Board is inclined to grant this application for a use variance under section 425-14; the suggestion is to approve this as a daycare with associated administrative offices and a summer camp offering care and supervision over special needs minors and adults. This characterization of this use is based upon the testimony offered this evening.

Jeffrey Klugh made a motion to approve the Applicants request as stated by the Solicitor with the description as described. Dennis Funk seconded, and the motion carried unanimously.

Next meeting is scheduled for Wednesday, September 3, 2025. Dennis Funk made a motion to adjourn the meeting, Jeffrey Klugh seconded, and the meeting adjourned at 8:05 pm.

Respectfully Submitted,

Jeffrey Klugh  
Secretary

Recording Secretary  
Peg Hess