

Manor Township Zoning Hearing Board Minutes

Wednesday September 3, 2025

Time: 7:00 p.m.

Supervisor Dennis Funk 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 September 3, 2025 at 7:00 p.m. Supervisor Funk led those in attendance in the Pledge of Allegiance and introduced the Board.

Members Present: Dennis Funk and Mike DeBerdine

Staff Present: Nate Taggart

Township Solicitor: Susan P Peipher

Visitors: See attached Sign-In Sheet

Previous Month Minutes – Mike DeBerdine made a motion to approve the August 6, 2025 meeting minutes as they have been submitted. Dennis Funk 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 #13-2025:

Applicant: Blue Rock Regional Fire District, 26 E. Charlotte St., Millersville, PA 17551. The applicant is requesting a Special Exception to section 425-21.F.(b)(1). of the Manor Township Zoning Ordinance. The applicant is proposing to construct a new fire station on the subject property and seeks a Special Exception to install an 18” storm sewer within the flood zone as part of the project. The property in question is owned by the Lancaster Area Sewer Authority, is located at 2136 River Road, Washington Boro, PA 17582, Tax ID 410-38136-0-0000 and is in the Rural (R) Zone.

Michael Saxinger, R.L.A., with ML Saxinger & Associates was sworn in. The Stormwater pipe within the 100 year flood plan. Applicants Exhibit 1: Application and Exhibit 2: (3) 11x17 plans were accepted into evidence. Per the grading plan of the site at First Street and River Road the stormwater currently sheet flows down towards the river. The storm system being proposed follows the Township Stormwater Ordinance to discharge into a stormwater pipe and piped down towards the river. A special exception is required because this work is within the 100 year floodplain AE Zone. They avoided work in the floodway which would dictate additional permitting from the Army Corp, DEP, etc. Staying within the floodway allows only needing Township approval. Grading will not be changed as the pipe will be going underground. Mr. Saxinger read through the special exception provision requirements regarding section 425-21F2, A through N. This work will abide by all of these. Neighbors the Tomato Barn and Safe Harbor Power Corporation have given their verbal agreement to an easement agreement. They are currently working on Phase 3 as per their state requirements. Easement Agreements have been drafted per Dennis Funk’s inquiry. No public comment. Solicitor Peipher was told the length of pipe underground within the floodplain will be approximately 300’. Mike DeBerdine made a motion to approve case 13-2025 for Blue Rock Regional Fire District, Dennis Funk seconded, and the motion carried unanimously.

Case #14-2025:

Applicant: Dwayne A. Brown, 1841 Prospect Rd, Washington Boro, PA 17582. The applicant is requesting a Variance to section 425-31B (Accessory Uses & Structures) & 425-11.F.5.c. (Residential Accessory Uses) of the Manor Township Zoning Ordinance. The applicant seeks to construct an inground pool three feet from the property line where a ten-foot setback is required and a patio one foot from the property line where a five-foot setback is required. The property in question is located at 1841 Prospect Rd, Washington Boro, PA 17582, Tax ID 410-90983-0-0000 and is in the Agricultural (A) Zone.

Dwayne Brown, homeowner, was sworn in. This land was a portion of land purchased from his father-in-law to build his family's home. This is being proposed in one of the only flat areas in back yard. The yard is flanked by woods and a drop off to Prospect Road. With the patio around the pool included they are looking to be 1' from the property line. The patio and pool will be approximately 1300sf. Another challenge for this placement of the pool is that the home is heated with a geothermal system, and they need to avoid the underground lines. Mr. Brown has had pool companies review layout and it is feasible per Solicitor Peipher's inquiry. Mr. Brown confirmed he will keep a 1' setback of the pool and patio. No public comment. Testimony was closed. Mike DeBerdine made a motion to approve the application case #14-2025. Dennis Funk seconded, and the motion carried unanimously.

Case #11-2025:

Applicant: Stephen A. & Deborah A. Shertzer, 421 Central Manor Rd, Mountville, PA 17554. The applicant is requesting a Variance pursuant to Sections 421-11.D.(2)(b) (Lot Area Requirements) of the Zoning Ordinance. The applicant is proposing to subdivide a parcel from the existing 1.927-acre tract to construct a single-family dwelling. A two-acre minimum is required by the ordinance to subdivide a new lot. The property in question is located at 421 Central Manor Rd, Mountville, PA 17554, Tax ID 410-71306-0-0000 and is in the Agricultural (A) Zone.

Stephen Shertzer, homeowner was sworn in. Dennis Funk commented that a flag lot requires 25' width per Ordinance. The drawing is showing 20'. The Ordinance also states the lot must be 20' from any existing structure. There is a garage on the existing lot. Mr. Shertzer was not sure if he could meet that requirement. Public water currently exists, and they will need to do a perc and probe for sewer. The proposed new lot is 41,000sf so the lots should each be closely half of the current 1.97 acre. Solicitor Peipher commented that the Board will want confirmation of the 45' width. Testimony will stay open. Dennis Funk suggested having property surveyed. Solicitor Peipher gave instructions if further relief was needed. September 9th would be deadline to have a new application submitted for advertising. Dennis Funk stated the Board would like to continue this case next month and applicants should come back with a survey and actual measurements of property. No public comment. Mike DeBerdine made a motion to continue Case #11-2025 for a lot subdivision. Dennis Funk seconded, and the motion carried unanimously.

Next meeting is scheduled for Wednesday, October 1, 2025. Mike DeBerdine made a motion to adjourn the meeting, Dennis Funk seconded, and the meeting adjourned at 7:38 pm.

Respectfully Submitted,

Jeffrey Klugh
Secretary

Recording Secretary
Peg Hess