

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

Wednesday November 5, 2025

Time: 7:00 p.m.

Chairman Brad 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 November 5, 2025 at 7:00 p.m. Chairman Singer led those in attendance in the Pledge of Allegiance and introduced the Board.

Members Present: Brad Singer, Jeff 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 October 1, 2025 meeting minutes as they have been submitted. Mike DeBerdine seconded, and the motion carried unanimously.

Solicitor Peipher read the procedural instructions on how cases before the board will be heard and decided. Zoning Officer Nate Taggart was sworn in. 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 #17-2025:**

Applicant: A. Steven Funk, 65 Penn Street, Washington Boro, PA 17852. The applicant is requesting a Variance to section 425-12.F. (Minimum Lot Width) of the Manor Township Zoning Ordinance. The applicant is proposing a lot line adjustment with the resultant lot widths being smaller than the required minimum lot width of 175'. The properties in question are owned by the Applicant, are located at 2189 River Road, Washington Boro, PA 17582, Tax ID 410-85881-0-0000 and 2193 River Road, Washington Boro, PA 17582, Tax ID 410-86469-00000, and are in the Rural Zone and Floodplain Zone Overlay.

Ryan Trees, EIT RGS Associates, was sworn in and represents the applicant. The properties currently have: 2189 River Road, 1.5 acres with 193' lot width and 2193 River Road, .6 acres and 80' lot width and already non-conforming. Currently the lots are serviced with individual on-lot septic drain fields and a combined well for water. The intent of this request is to increase lot line to give ability to sell properties separately or allow future development. Moving the lot line allows for an existing driveway on each lot. A new well will need to be dug for the 2193 River Road lot. There was no public comment. Mike DeBerdine made a motion to approve the Variance, Jeff Klugh seconded, and the motion carried unanimously.

#### **Case #18-2025:**

Applicant: Andrew K. & Rebecca S. Palmisano, 544 Shultz Road, Washington Boro, PA 17582. The applicant is requesting a Variance to section 425-73A. (Accessory Dwelling Unit Square Footage) of the Manor Township Zoning Ordinance. The applicant seeks a variance to modify an existing garage building with approved rough ins to accommodate a 1,448 square foot accessory dwelling unit. The property in question is located at 544 Shultz Road, Washington Boro, PA 17582, Tax ID 410-15348-0-0000 and is in the Agricultural Zone.

Andrew and Rebecca Palmisano were sworn in. The applicants built a detached garage in 2022 which long term was planned to be an accessory dwelling. The dwelling square footage requested is 1448sf. Exhibit 1 was submitted which were three photographs of the existing garage. When they were built they did not know the Ordinance for ADU's specified no larger than 900sf. As they were looking to create their ADU they recognized usable 575sf on the second floor. This would be in addition to the first floor being over 700sf. 168sf would be for stairs and an elevator. Per the sewage enforcement officer, they will need to expand their drain field and install a larger tank. The building has its own electric panel, and water will be run from the main well. The applicants intend to move into the ADU while their son's family will move into the main home. There will be an increase of 57sf of impervious surface per Mike DeBerdine's inquiry. Solicitor Peipher commented that a 50% increase in square footage is being requested for this ADU. The other three corners of this property have utility tie-ins making unbuildable. This is the minimum amount of square footage being requested. Chairman Singer inquired if the plans would be to remove this dwelling 12 months after use not needed. Mr. Palmisano stated they would sign a note that only another family member could move into space or kitchen would be removed when no longer being used as a dwelling. In 2022 when the garage was built, the intent was to always become an ADU in future. When the garage was built they did not anticipate the accessibility of the second floor and would like to utilize such. Currently there is no second floor but a vaulted ceiling. No public comment. Executive session was called at 7:35 pm. Meeting resumed at 7:53 pm. Testimony was closed. Jeff Klugh closed the hearing, Mike DeBerdine seconded, and the motion carried unanimously. Jeff Klugh made a motion to table the decision for the December 3<sup>rd</sup> meeting, Mike DeBerdine seconded, and the motion carried unanimously.

#### **Case #19-2025:**

Applicant: Turkey Hill Dairy, 2601 River Road, Conestoga, PA 17516. The applicant is requesting a Variance pursuant to Sections 425-40.B. (Access Drive Setback) of the Zoning Ordinance. The applicant is proposing to install an access drive that encroaches into the required fifteen-foot setback along the northern and southern sides of the proposed access drive. The property in question is located at 2601 River Road, Conestoga, PA 17516, Tax ID 410-27765-0-0000 and is in the Industrial Zone.

Jason Bransteter, Tippmann Group and Todd Smeigh, DC Gohn Associates were sworn in. The project is the cold storage distribution center being built to the south of the main plant. Since their last request, Turkey Hill has negotiated a one acre property purchase from LCSWMA to the south. This acre will allow a new truck access drive back out to River Road. This will separate internal truck traffic and allow better ingress and egress out of the site. The new access drive lot will be added to the already subdivided lot owned by the capital partner. They are currently working with PennDot and will be closing one access point to create this safer access point onto River Road. This new drive will allow additional emergency access. Solicitor Peipher requested clarification why this request is now when Turkey Hill has been to the board in July and this sale agreement is dated May 28, 2025. The property purchase has not been finalized and needs to go before the Planning Commission. The previous variance requests will not be needed after this sale is finalized. No public comment. Testimony was closed. Jeff Klugh made a motion to approve the applicants request for the variance, Mike DeBerdine seconded, and the motion carried unanimously.

#### **Case #20-2025:**

Applicant: Brad M. & Heather D. Botchlet, 27 E. Main Street, Strasburg, PA 17579. The applicant is requesting a Special Exception pursuant to Sections 425-50 (Agritainment) of the Zoning Ordinance. The applicant is proposing to operate a seasonal event venue utilizing temporary structures on the subject property. The property in question is owned by Pamela Rae Neville, is located at 35 Highville Road, Millersville, PA 17551, Tax ID 410-76243-0-0000 and is in the Agricultural Zone.

Bernadette Hohenadel of Nikolaus & Hohenadel, Brad and Heather Botchlet were sworn in. Requested party status to:

Scott Haverstick, 1970 Water St, Washington Boro. In 2001 this farm was preserved. Atty Hohenadel commented that comments regarding this preserved farm be addressed at the Conservation Meeting which is forthcoming. Status denied.

Mike DeBerdine denied party status, Jeff Klugh seconded, and the motion carried.

Peter Hill, 1098 Indian Marker Road, Millersville. Atty Hohenadel approved. Mike DeBerdine allowed party status, Jeff Klugh seconded, and the motion carried.

John Hill, 1230 Indian Marker Road, Conestoga. Atty Hohenadel approved. From here on, if no objection from applicants attorney, status will be approved.

Kelly Biagio, 1121 Indian Marker Road. Status approved.

Sara Schlosser, 753 Letort Road, Apt 2. Atty Hohenadel denied status. Mike DeBerdine denied party status, Jeff Klugh seconded, motion carried.

Aaron Souders, 102 Highville Rd. Status approved.

Rachel Smith, 1096 Breneman Rd. Status approved.

Mike Rubinski, 1240 Indian Marker Rd. Status approved.

Attorney William Cluck, representing Mary Haverstick and Michelle Mercure, 73 Highville Rd, Status approved.

Dennis Gorman, 1157 Indian Marker Rd, Status approved.

Alec Kreider, 152 Highville Rd, Status approved.

Mary Khan, 1133 Breneman Rd, Status approved

Tom Breneman, 70 Highville Rd, Status approved

Joe & Kathy Guidos, 1172 Indian Marker Rd, Status approved

Davis Smith, 1024 Breneman Rd, Status approved

Todd Denlinger, 214 Pittsburg Valley Rd, Status approved

Hannah Rettew, 1061 Indian Marker Rd, Status approved

Kelly Smith, 35 Highville Rd, Status denied.

The applicant has this property under agreement and current owner consents to this application. This property is approximately 20 acres, improved with a single family home, detached garage, and a chicken coup. The application included a plan showing existing structures as well as proposed structures. A proposed access drive onto Breneman Road is being withdrawn. Access and access will be from existing access drive onto Highville Road. Ms. Hohenadel asked Mr. Botchlet questions regarding the application. The applicant intends on living at this residence. The structures in use for the Agritainment would be a temporary tent, and a grass parking area. Currently approximately a local farmer farms 10 acres of this property. There is a wooded area which is near a creek. The creek has been restored. Between the woods and main dwelling are meadows that extend to the west. The applicant is requesting a variance to allow events, weddings, birthdays, bridal showers. Intent is also to allow community events. The temporary tent would be 40'x80'. A temporary bathroom trailer will be located near the tent. The season for events will be from April through October, with hours of operation would be 10 am to 10 pm. Two to three events per week. The maximum number of guests would be 150 per event. The will be overseeing the operation of this venue. Licensed and insured caterers will be responsible for food and drinks. Stabilization material would be considered for the parking area if required. Per the Ag conservation the property must be able to be returned to its original state making a paved driveway unfeasible. Lighting will be dark sky compliance and installed at the parking lot area and around tent at a height of 4' or lower. While music will be allowed at these events, a noise decibel level will be set at 80db. Existing crops and landscaping will allow for screening, and they will comply with any additional screening deemed necessary. An existing sign will be utilized and will comply with all zoning ordinances. A dumpster will be utilized on the property for trash. The new owners will continue with the agricultural enhancements of the property regarding the wooded area by adding native fruit trees as well as adding beehives. Ms. Hohenadel confirmed with applicant the required criteria needed for this Agritainment use. The property is 10 acres. Intention is for one Agritainment use at a time. The property owners will be the owner/operators of the venue. No permanent structures are planned. All Agritainment activity is setback 100' from all adjoining properties and 300' from an adjoining residence. No

on-street parking. The details through Mr. Botchlet's testimony have been provided the operations of the venue. Preliminary steps have been acquired regarding the Conservation Easements and approval for such use. Part of their approval would be receiving approval from the MT Zoning Board. This property is part of the clean & green conservation district. The Ag Preserve has recommended the parking material to keep in the existing condition. Attorney Cluck objected as one of the residents was denied party status because he had knowledge of the Ag Preservation Board. Testimony is now being shared about the Ag Preservation Board. Request made to allow party status to denied party. Attorney Hohenadel stated that the mention of the Ag Preservation Board was because of the parking and its support to keep in its natural condition. Chairman Singer overruled the objection. Attorney Hohenadel received confirmation that this request does comply with the general Agritainment use. It will not detract from the enjoyment of adjoining properties and not change the character of the neighborhood. This does coincide with the Township's comprehensive plan. Attorney Hohenadel finished with questions.

Over 10 acres are being farmed and listed as forest area on this property allowing a clean and green status per Mike DeBerdines inquiry.

Jeff Klugh received confirmation that the home may be used in preparation for weddings. Noise decibel measurements will be taken at the tent site as well as along the edge of the road. 75 vehicles will be accommodated for parking at the site per Chairman Singer's inquiry. The applicant would consider having parking attendants on duty if required. The property is serviced by a well. The catering company will supply their own water use as well as restroom trailer.

Jeff Klugh received confirmation that an approval is required from the Ag Board but this approval as well as clean and green needs approved first. Chairman Singer was told only one function would happen per day. Electric will be run from the existing shed near the chicken coup per Solicitor's Peipher inquiry. If allowed, small events could be held in the home but not at same time as a tent event. Hours were confirmed that no vendor arrives at site before 10 am and all activities are completed by 10 pm. A list of approved vendors will be created. There are no current streetlights on Highville Road, and all proposed lighting will be 4' above ground pointing down. Lighting would occur inside the tent itself. Jeff Klugh inquired if the Ag Board denied their request as presented, would they come back to the Zoning Board with another request. That would always be a possibility, per Attorney Hohenadel. The parking lot is setback 100' from the road and the closest home across the street is the corner home which is approximately 500' away.

Party status questions were taken.

Peter Hill asked applicant questions on application.

Kelly Biagio asked applicant questions on application.

Rachel Smith asked applicant questions on application.

Michael Rubinski asked applicant questions on application.

Dennis Gorman asked applicant questions on application.

Alec Kreider asked applicant questions on application.

Hannah Rettew asked applicant questions on application.

A brief recess occurred. Meeting resumed. Atty William Cluck asked applicant questions on application. Atty Hohenadel requested opportunity to revise the plan to eliminate the access drive not being requested and supplement the record. Solicitor Peipher commented that a continuance of this case with supplemented record with a revised plan at the next meeting is scheduled for Wednesday, December 3, 2025. Solicitor Peipher did note that a Variance should be requested regarding the parking lot as parking lot requirements state that lots need to be paved. This would need to be advertised and the deadline for submission is Wednesday, November 12<sup>th</sup>. A brief procedural recess occurred. Meeting resumed. Atty Hohenadel had no further testimony but requests the record remain open. Atty Cluck inquired about deferring his case until next month. Atty Cluck suggested he meet with the 16 parties status members to combine and expedite the testimony of such. Solicitor Peipher explained that party status members have an opportunity to provide testimony and procedure. Members do have opportunity to make statements next month. No party status members expressed comment at this time.

A brief recess was called. Meeting resumed. Chairman Singer stated this case will resume at the December 3<sup>rd</sup> meeting and start at 6 pm. Statements can be made at that time. Jeff Klugh made a motion to continue hearing at that time, Mike DeBerdine seconded, and the motion carried unanimously.

Jeff Klugh made a motion to adjourn the meeting, Mike DeBerdine seconded, and the meeting adjourned at 10:00 pm.

Respectfully Submitted,

Jeffrey Klugh  
Secretary

Recording Secretary  
Peg Hess