

Manor Township Zoning Hearing Board Minutes

Wednesday December 3, 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 December 3, 2025 at 7:00 p.m. Chairman Singer led those in attendance in the Pledge of Allegiance and introduced the Board. Accolades were made to Dennis Funk who will be resigning from this Board and taking a position on the Supervisors 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 November 5, 2025 meeting minutes as they have been submitted. Mike DeBerdine seconded, and the motion carried unanimously.

Old Business

Case #5-2023:

Substantive Challenge to Zoning Ordinance and Map, 289 Donerville Road. The applicant is requesting that the commencement of the hearing on this challenge be delayed until June 30, 2026. Mike DeBerdine made a motion to delay this hearing as requested, 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.

Testimony was closed at last month's meeting. Solicitor Peipher read the draft decision stating 15 findings of fact and 7 conclusions of law were presented at last month's presentation. The draft decision was to deny this Application on the basis of the Applicants failed to meet their burden of establishing any unnecessary hardship arising from the physical characteristics of the property or from the application of the Zoning Ordinance to the property. The Applicants would have the ability to create the ADU without the need of a variance. Mike DeBerdine made a motion to deny this application in accordance with the draft decision., Jeff Klugh seconded, and the motion carried unanimously. Mike DeBerdine commented that the requested increase in square footage was substantial and by allowing would set a precedent for similar requests. The hardship for the additional square footage was not proven. Jeff Klugh agreed. Chairman Singer

stated due consideration was made. The Boards obligation to stay within the letter of the law and work with residents but this request is significantly higher than the 900sf allowed and a hardship was not proven. The Applicant was advised to make an appointment with the Zoning Officer to discuss further.

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.

The Applicant has withdrawn this Variance request. Jeff Klugh made a motion to accept this withdrawal, Mike DeBerdine seconded, and the motion carried unanimously.

The next meeting will be Wednesday, January 7, 2026. Mike DeBerdine made a motion to adjourn the meeting, Jeff Klugh seconded, and the meeting adjourned at 7:20 pm.

Respectfully Submitted,

Jeffrey Klugh
Secretary

Recording Secretary
Peg Hess