

Manor Township Zoning Hearing Board Minutes

Wednesday, January 7, 2026

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 January 7, 2026 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, Mike DeBerdine, and Josh Wenzel
Staff Present: Nate Taggart and Peg Hess
Township Solicitor: Susan P Peipher
Visitors: See attached Sign-In Sheet

Re-Organization

Appointment to the Zoning Hearing Board by the Township Supervisors

Josh Wenzel was appointed by the Board of Supervisors to fill the remaining 3 year term vacated by Dennis Funk. The term is to expire December 31, 2026. Mr. Wenzel will be the Alternate to the Zoning Hearing Board.

Selection of the 2025 Zoning Hearing Board Solicitor

Brad Singer made a motion to appoint Susan P Peipher of Appel, Yost and Zee, LLP, as Solicitor. Jeff Klugh seconded, and the motion carried unanimously.

Election of Officers

Chairman- Mike DeBerdine made a motion to appoint Brad Singer as Chairman. Jeff Klugh seconded, and the motion carried unanimously.

Vice Chairman – Jeff Klugh made a motion to appoint Mike DeBerdine as Vice Chairman. Mike DeBerdine seconded, and the motion carried unanimously.

Secretary – Brad Singer made a motion to appoint Jeff Klugh as Secretary. Mike DeBerdine seconded, and the motion carried unanimously.

Set Meeting Dates

The Zoning Hearing Board will meet on the first Wednesday of each month at 7:00 p.m. If there are any changes to the schedule, the meetings will be dually advertised according to the Municipalities Planning Code.

Jeff Klugh made a motion to approve meeting minute dates. Mike DeBerdine seconded, and the motion carried unanimously.

Chairman Singer made introductions.

Previous Month Minutes

Jeff Klugh made a motion to approve the December 3, 2025 meeting minutes as they have been submitted. Mike DeBerdine seconded, and the motion carried unanimously.

New Business

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.

Case #1-2026: Applicant: A-n-A Home Improvement, 620 S. Front St, Wrightsville, PA 17368. The applicant is requesting a Variance to section 425-13.H.(1)(b) (Side yard setback) of the Manor Township Zoning Ordinance. The applicant is proposing a variance to the required fifteen foot minimum required side yard setback. The property in question is owned by Jazmond H Funk & Monica L Funk, 128 Stonewyck Dr, Lancaster, PA 17603, Tax ID 410-94904-00000, and is in the Low-Density Residential Zone.

Aaron Hayes, A-n-A Home Improvement, was sworn in. Mr. Hayes submitted Exhibit 1-an updated site plan and Exhibit 2-letter from neighbor was submitted as evidence. The setback being requested is $\pm 8'$ and on the original submission was listed as $\pm 4'$. This is for an addition to the home. The lot is a pie shape which limits the options to expand on the home. One side of the home is bordering a 25 ' PPL easement which does not allow any construction. Jazmond Funk was sworn in and submitted Exhibit 3, a PPL ROW plan given to them when purchased home. Their existing garage is just against that ROW line. Aaron Hoyt, neighbor, was sworn in and acknowledged he submitted letter, Exhibit 2, and has no objections to the project. Mike DeBerdine was told the addition consists of 1200 sf finished space creating a new kitchen, master bedroom and bath. No public comment. Testimony was closed. Jeff Klugh made a motion to approve the Variance request. Mike DeBerdine seconded, and the motion carried.

Case #2-2026: Applicant: Tammy Ziegler, 3096 Anchor Rd, Washington Boro, PA 17582. The applicant is requesting a Special Exception pursuant to Sections 425-11.C(7) & 425-82 (Home Occupation) of the Zoning Ordinance. The applicant is proposing to operate an in-home hair salon. The property in question is located at 3096 Anchor Rd, Washington Boro, PA 17582, Tax ID 410-73275-0-0000 and is in the Agricultural Zone. Tammy Ziegler was sworn in. The sole-proprietor salon will be less than 10% or 500 sf being used. Parking is available. The business will have limited traffic. Hours of operation are Tuesday, Wednesday and Friday 9 am-5 pm. Thursday 11:30 am-9 pm and every other Saturday 8 am-2 pm. Per Chairmans Singer's inquiry a maximum of three people will ever be in the shop at any one time. Solicitor Peipher received clarification that the salon will be 300 sf with a 56 sf bathroom accessible. Two paved customer parking spaces are available. A sign is proposed in the future. No public comment. Testimony was closed. Mike DeBerdine made a motion to approve the Special Exception request. Jeff Klugh seconded, and the motion carried unanimously.

Next meeting is scheduled for Wednesday, February 4, 2026. Jeff Klugh made a motion to adjourn the meeting, Mike DeBerdine seconded, and the meeting adjourned at 7:32 pm.

Respectfully Submitted,

Jeffrey Klugh
Secretary

Recording Secretary
Peg Hess