

## Manor Township Zoning Hearing Board Minutes

Wednesday, February 4, 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 February 4, 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, Mike DeBerdine, and Josh Wenzel  
Staff Present: Nate Taggart and Peg Hess  
Township Solicitor: Lindsay Casadei  
Visitors: See attached Sign-In Sheet

### Previous Month Minutes

Mike DeBerdine made a motion to approve the January 7, 2026 meeting minutes as they have been submitted. Josh Wenzel seconded, and the motion carried unanimously.

### New Business

**Case #3-2026:** Applicant: Anny Perez, 1033 Williamsburg Rd, Lancaster, PA 17603. The applicant is requesting a Special Exception pursuant to Sections 425-14.C(4) & 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 1033 Williamsburg Rd, Lancaster, PA 17603, Tax ID 410-81166-0-0000 and is in the Medium Density Residential Zone.

Solicitor Casadei read the procedural instructions on how cases before the board will be heard and decided. Nate Taggart confirmed with Solicitor Casadei that this hearing was properly advertised in accordance with the MPC, properly posted and neighboring property owners notified of this hearing.

Anny Perez was sworn in. Ms. Perez is planning one customer at a time. Her driveway accommodates two vehicles, her own and a client. Her salon will not deter the character of the neighborhood and will not make excessive noise or have retail sales. The salon will be 148sf with a separate entrance. Her hours of operation will be Monday, Thursday, and Friday from 4 pm to 8 pm. And Saturday 9 am to 5 pm. Applicant Exhibit 1 was submitted as current license for a cosmetology salon. Ms. Perez does not plan a sign currently but will in the future attain such permit. Ms. Casadei inquired how many clients per day is expected with the answer as one.

Executive session was called at 7:15pm. Meeting resumed.

Mike DeBerdine approved the Applicants request for the Special Exception. Josh Wenzel seconded the motion, and the motion carried unanimously.

Next meeting is scheduled for Wednesday, March February 4, 2026. Josh Wenzel made a motion to adjourn the meeting, Mike DeBerdine seconded, and the meeting adjourned at 7:20 pm.

Respectfully Submitted,

Jeffrey Klugh  
Secretary

Recording Secretary  
Peg Hess