

Manor Township Zoning Hearing Board Minutes

Wednesday, April 1, 2026

Time: 7:00 p.m.

Vice Chairman, Mike DeBerdine 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 April 1, 2026 at 7:00 p.m. Vice Chair DeBerdine led those in attendance in the Pledge of Allegiance and introduced the Board.

Members Present: Mike DeBerdine, and Jeff Klugh
Staff Present: Nate Taggart and Peg Hess
Township Solicitor: Susan Peipher
Visitors: See attached Sign-In Sheet

Previous Month Minutes

Jeff Klugh made a motion to approve the February 4, 2026 meeting minutes as they have been submitted. Mike DeBerdine seconded, and the motion carried unanimously.

Old Business

Case #4-2025: Applicant: Timothy Strosser Designs, LLC, 144 Kings Gate Dr, Lititz, PA 17543. The applicant is requesting a one-year extension on the decision that was rendered by the Board on February 5, 2025. The property in question is owned by John Bradley Frieling & Whitney Boazuu Pelissier, 14 Clover Drive, Myerstown, PA 17067 and is located at 161 Ridgewood Ct, Columbia, PA 17512 (Tax ID 410-65402-0-0000) in the Rural Zoning District.

Township Zoning Officer Nate Taggart was sworn in. Zoning Officer Nate Taggart explained there has been a family issue and the applicant has not started the project. Solicitor Peipher commented that Section 425-122K of the Zoning Ordinance provides that within 6 months of your approval that Applicant must pull their permits and complete their work within 12 months. The Applicant has not met either of those deadlines. The Zoning Ordinance states that if the Applicant fails to comply with the approvals and authorizations by the Zoning Hearing Board are automatically rescinded. Solicitor Peipher explained there were two options available: Deny the request based on untimely project start. Or allow a brief window of extension of 3 – 6 months to pull the permit. This would be the last and only extension granted. Per Mr. Taggart the applicant had expressed pulling the permit late spring or early summer. Vice Chairman DeBerdine received confirmation that after the permit is pulled the applicant has 12 months to complete the project. Solicitor Peipher recommended allowing a 6 month extension to pull the permit starting April 1st. Jeff Klugh made a motion to approve a 6 month extension on February 5, 2025 Board decision starting April 1, 2026. Mike DeBerdine seconded the motion, and the motion carried unanimously. There was no public comment.

New Business

Case #4-2026: Applicant: Josh and Brooke Wenzel, 194 Ironstone Ridge Road, Lancaster, PA 17603. The applicant is requesting a Variance to section 425-73.A. (Accessory Dwelling Unit Maximum Square Footage) of the Manor Township Zoning Ordinance. The applicant is proposing a variance to the 900 square foot maximum dwelling unit size regulation. The

property in question is located at 194 Ironstone Ridge Rd, Lancaster, PA 17603, Tax ID 410-91125-00000, and is in the Low-Density Residential Zone.

Solicitor Peipher read the procedural instructions on how cases before the board will be heard and decided. Zoning Officer 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.

Josh Wenzel was sworn in. The requested 1142 sf ADU is for Josh's parents. The space is planned for the future and adaptable for wheelchair accessibility. This adds to the additional square footage being requested. This plan was created thoughtful planning while offering comfort and independence to keep the family intact. There are no changes in the character of the neighborhood and only additional family traffic will occur. Neighbors support this construction. The applicant respects the Townships regulation but respectfully requests this for the now and future needs. John Wenzel was sworn in. Mr. Wenzel will be the resident of the ADU and is aware of the Ordinance. The existing plan had square footage reduced by removing a separate office and laundry room. The balance of the space is necessity usage, and the wheelchair accessibility has dictated the ending square footage request.

Trevor Eby, Ironstone Homes LLC, designer, and possible builder was sworn in. The original 1200 sf design was submitted with the request, but it has been redesigned with minimum number of rooms but still allowing ADA accessibility. The square footage requested today is 1142 sf. The front wall has also been scaled down. The 16 x 25 covered porch area is not part of the square footage totals. Solicitor Peipher received confirmation that the ADA accessibility portions of the plan are the 36" doorways and 48" pathways around kitchen space. No elevator is anticipated for this space as entry accessibility is from the on-grade covered porch. A ramp has not been shown as the elevation change so minimal. Clarification was given to Jeff Klugh that the first floor powder room is for future main family use. Solicitor Peipher inquired if the 27% overage square footage is the least required. Trevor Eby confirmed the minimum is drawn to allow ADA accessibility. ADA accessibility needs are not necessary now, but the family anticipates the need in the future with the fathers weekly treatments. Nancy Levasseur, 198 Ironstone Ridge Road, was sworn as their neighbor and is in full support of this project. No public comment. Vice Chair DeBerdine called a five minute recess. Meeting reconvened. Jeff Klugh made a motion to close testimony. Mike DeBerdine seconded, and the motion carried unanimously. Jeff Klugh made a motion to approve the Applicants request for the Variance to Section 425-73.A. 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 7:44 pm.

Respectfully Submitted,

Jeffrey Klugh
Secretary

Recording Secretary
Peg Hess