

Manor Township Zoning Hearing Board Minutes

Wednesday, June 3, 2026

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 June 3, 2026 at 7:00 p.m. Chair Singer led those in attendance in the Pledge of Allegiance and introduced the Board.

Members Present: Brad Singer 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 April 1, 2026 meeting minutes as they have been submitted. Brad Singer seconded, and the motion carried unanimously.

Old Business

Case #5-2023: Substantive Challenge to Zoning Ordinance and Map, 289 Donerville Road, Lancaster, PA 17603. The applicant is requesting that the commencement of the hearing on this challenge be delayed until March 31, 2027. Jeff Klugh made a motion to grant the request for the Substantive Challenge to Zoning Ordinance and Map, 289 Donerville Road, Lancaster, PA 17603. Brad Singer seconded, and the motion carried unanimously.

New Business

Case #5-2026: Applicant: Richard Joseph Behun & Julie Cerrito Behun, 112 Greenhedge Drive, Lancaster, PA 17603. The applicant is requesting a Variance to section 425-27.L. (Agricultural Setback Requirement) of the Manor Township Zoning Ordinance. The applicant is proposing a variance to the required 100-foot setback of a dwelling unit from Agriculturally zoned land. The proposal would allow a roof (attached to the dwelling) to be constructed over an existing patio 93 feet from Agriculturally zoned land. The property in question is located at 112 Greenhedge Drive, Lancaster, PA 17603, Tax ID 410-16618-0-0000, and is in the Low-Density Residential Flex 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.

Mr. Robert Musser of 200 Donerville Road was sworn in and received party status as a neighboring property. Eric, son of Mr. Musser, residing in Reading, was not given party status.

Applicant Richard Behun was sworn in and gave a description of the mechanically attached porch roof being proposed to be attached to their existing dwelling. This would eliminate independent columns and footings. The proposed attached roof represents a structurally efficient design that transfers vertical and lateral loads directly to the load bearing wall system and foundation, utilizing the homes established structural framework. This would remove excessive soil disturbance which could create movement of the existing floating patio or

foundation creating a practical hardship. The attached roof would be the minimum request being the least intrusive and maintain character of property and maintain overall intent of the zoning ordinance without any impact on the adjoining agricultural farmland. This will be a roof to cover the existing 14' x 16' floating patio. This will not be a living space, only creating shade for the patio. This is not infringing on the farmland behind as it is 93 feet away and an accessory structure only.

Chairman Singer commented his initial concern was this space becoming part of the living space, which was addressed, it will not. Solicitor Peifer inquired about the construction of the roof. This would be wood framed with a gable roof with shingles, 2 gutters with french drains. Construction will be by Merv Fisher. The home was built in 2019, and the current patio is a concrete pad. Julie Behun was sworn in. Applicant Exhibit 1 was recorded as an artist rendering of the finished roof covered patio from her telephone. Mrs. Behun commented that other neighbors currently have such structures.

Mr. Musser was sworn in. Mr. Musser opposes this requested Variance as it encroaches on the buffer between the neighborhood and his agriculture farmland. This request should be considered not only an individual request but also in the broader context of the established relationship between this residential development and the neighboring farm operation. This buffer is for the preservation of farmland to keep a separation and protection of design. Mr. Musser submitted his letter of opposition as Exhibit 1. Mr. Behun commented that he respects all that was said by Mr. Musser, but the encroachment will still be the same whether they attach the roof to the home or not. Solicitor Peiper inquired if there are other properties that currently have stand-alone patio roofs. Neighboring homes do have existing roofs over their patios, but construction not confirmed. Chairman Singer respects Mr. Musser's position but clarified the Applicant could build a four pillar roof, essentially creating same footprint legally.

Zoning Officer Taggart clarified that the Applicant would have the ability to build a free standing accessory building 5 feet from the property line and be in accordance with all Ordinances.

Chairman Singer requested a 5 minute recess. Meeting readjourned at 7:40 pm. Jeff Klugh made a motion to approve the Variance to section 425-27.L. (Agricultural Setback Requirement) of the Manor Township Zoning Ordinance with the stipulation this structure will never become habitable. Mr. Musser stated his opposition and inquired what happens if the next property owner decides to enclose and dwell in this space. The Variance follows the property not the owners. The comment was also made about neighboring property owners to request same Variance. Chairman Singer stated we cannot stipulate to that. Brad Singer seconded, and the motion carried unanimously. Jeff Klugh stated that the applicant or any neighbor on that street could legally construct an accessory building 5 feet from the property line.

Jeff Klugh made a motion to adjourn the meeting, Brad Singer seconded, and the meeting adjourned at 7:43 pm.

Respectfully Submitted,

Jeffrey Klugh
Secretary

Recording Secretary
Peg Hess