



## Manchester Township Zoning Hearing Board

### AGENDA

May 7, 2025 at 6:00 PM

#### CALL TO ORDER

#### PLEDGE TO THE FLAG

#### NEW BUSINESS:

- **ZHB 2025-04** – Shawn Chronister of STSG Digital requests a special exception to permit a changeable electronic variable message sign pursuant to Table 27-1408 and §27-1256. Additionally, the applicant requests a variance from Table 27-1408 to permit a 32 square foot sign where the maximum permitted sign size is 20 square feet at 3225 N. George Street, PIDN 26-000-01-0011.00-00000, located in the Residential High (RH) District.

#### ADJOURN



# Manchester Township Zoning Hearing Board Special Exception & Variance Application

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<b>Application Number:</b>	2025-04	<b>ZHB Hearing Date:</b>	05/07/2025
<b>Applicant(s):</b>	Shawn Chronister – STSG Digital	<b>Tax Map Parcel:</b>	36-01-11
<b>Property Owner(s):</b>	Otterbein United Methodist Church	<b>Lot Size:</b>	0.394 acres
<b>Property Location:</b>	3225 N. George Street	<b>Zoning:</b>	Residential High (RH)

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## **Project Narrative:**

The applicant is requesting a special exception pursuant to Table 27-1408 and §27-1256 to permit a (combination) changeable electronic variable message sign (CEVMS). In addition, the applicant requests a variance from §27-1408, Attachment 9, which permits two 20-square foot P-2 signs per street frontage, the property has two street frontages. The applicant proposes one 32-square foot sign on N. George Street.

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## **Property Characteristics:**

1. The subject property is a church located in the Residential High District.
2. The church use is a legally non-conforming use as it pre-dates zoning in Manchester Township. The estimated year of construction of the church is around the 1930's.
3. The ordinance allows for two freestanding/wall P-2 signs, per street frontage, maximum size, 20 square feet per sign, totaling 80 square feet of permitted signage. There appears to be no existing wall signage but should be verified by the applicant or property owner.
4. The applicant proposes to remove two existing signs along N. George Street, one is 21 square feet, and the other is 24 square feet. The application states the signs would be replaced with one 32-square-foot CEVMS combination sign on N. George Street.
  - a. Based on the submitted sign proposal, it appears the applicant has not included the sign base in their sign size calculation. Including the sign base would make the proposed sign a little more than 48 square feet, thus increasing the proposed sign size. Since both existing signs are larger than the permitted 20 square feet, they are both nonconforming, so the applicant is requesting to increase their nonconformity.
  - b. §27-1405.6.C states sign measurements are "...the area within the perimeter of the sign structure, including any molding."
  - c. §27-1302.1.B allows for a maximum 35% expansion of a nonconformity with special exception approval. The largest nonconforming sign is 24 square feet, 35% of which would allow an additional 8.4 square feet of sign area. If you use the combined square footage of both signs, 45 square feet, 35% is 15.75 square feet. Using the square footage of both signs, the largest sign size permitted with a special exception to expand a nonconformity would be 35.75 square feet. Without reducing the size of the sign, a variance from §27-1302.1.B would be required.
5. There are residential uses to the south and west of the subject property however the applicant proposes to use an automatic dimmer sensor to reduce illumination on those properties.
6. Adjacent properties:

	<b>Use</b>	<b>Zoning</b>
<b>North</b>	Otterbein Parsonage	Residential High
<b>South</b>	Residential	Residential High
<b>West</b>	Residential	Residential High
<b>East</b>	Industrial	Industrial

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*This briefing represents the views and comments of the Manchester Township staff only and should not be construed as a final approval or denial of this application. The Manchester Township Zoning Hearing Board members may have additional questions and/or comments with regard to this proposal. The applicant and/or his/her representative should be prepared to address comments or concerns raised by the Manchester Township Zoning Hearing Board members.*



MANCHESTER TOWNSHIP  
3200 Farmtrail Road  
York, PA 17406-5699

FOR OFFICE USE ONLY  
Application # 2025-04  
Date of Hearing 5/7/25  
Time of Hearing \_\_\_\_\_

CONTINUED HEARING  
Date of Hearing \_\_\_\_\_  
Time of Hearing \_\_\_\_\_

## APPLICATION FOR ZONING HEARING

1. Applicant's Name Shawn Chronister - STSG Digital  
Address: 1625 Fountain Rock Drive, Dover PA 17315  
Shawn.stsg@uphro.com Phone Number (717) 793-0696
2. Property Owner's Name: Otterbein United Methodist Church  
Address: 3225 N George St, Emigsville, PA 17318
3. Property Location 3225 N George St, Emigsville, PA 17318
4. Zoning District RHD UPI # 36-000-01-0011.00-00000

The undersigned hereby makes application for a **VARIANCE / SPECIAL EXCEPTION / APPEAL** under all applicable ordinances of Manchester Township, and hereby certifies, under penalties of perjury, that all facts set forth herein and in the plans submitted herewith are true and correct.

Nothing in this application shall relieve the owners, or his agent, the developer or applicant or any other persons in possession or control of the building, land, or any part thereof from obtaining such other permits or licenses or approvals as may be prescribed by law for the uses or purposes for which the land or building is designed or intended; nor from complying with any lawful order issued with the object of maintaining the building or land in a safe or lawful condition.

Two (2) completed applications with the required application fee must be submitted to Manchester Township prior to the filing deadline.

Signature of Applicant / Authorized Representative \_\_\_\_\_

Date \_\_\_\_\_

### OFFICE USE ONLY BELOW THIS LINE

Date Application Received 4/10/25  
Date Application Fee Received \_\_\_\_\_

Property Posted \_\_\_\_\_

Certified to ZHB	Date
Newspaper Advertisement of Hearing	Date <u>4/23/25</u> Date <u>4/30/25</u>
Notice Mailed to Twp. Supervisors & ZHB	Date <u>4/10/25</u>
Notice Mailed to Applicant & Adjacent Property Owners	Date <u>4/14/25</u>
Application Withdrawn	Date
Hearing Held	Date
Planning Commission Review	Date
Continued Hearing Held	Date
Permit (GRANTED / REFUSED)	Date

Conditions for Approval \_\_\_\_\_



5. Nature of SPECIAL EXCEPTION / VARIANCE / INTERPRETATION requested and SECTION NUMBER: \_\_\_\_\_

Section 27-1408-Permitted Permanent Signs; P-2: Identification for public and semi-public facilities; such as schools, churches, public utilities, clubs, hospitals, libraries, etc. P-11 CEVMS by special exception see §27-1256.

\*\*\*Increase size of sign from 20 sq ft to 32 sq ft and to install a static / CEVMS combination sign

6. Description of Proposed Work and Use: \_\_\_\_\_

CHURCH - Replace existing sign with a new 32 sq ft - static / CEVMS sign combination with measurements that are 5'-2" x 6'-4" = (Static 2'x 6'-4" & CEVMS 3'-2" x 6'-4")

Install new footer and pole to attach signs and hook-up to existing power at existing sign location.

7. Existing Use of Land / Buildings: Land Use Code E - Church Building  
Class - Exempt8. Number of Proposed Buildings / Structures: N / A

And: \_\_\_\_\_

a	Height of Building / Structures	25'+	Feet	Stories
b	Type of Construction	Sign Replacement		
c	Number of Families / Dwelling Units			
d	Habitable Floor Area for Each Dwelling Unit			
e	If Mobile Home, Title Holder's Name / Address			

9. Off Street Parking Spaces:

a	Required	b.	Proposed
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10. Water System: (check a, b or c)

a	Public	Company Name
b	On-Site Well	c Other (Specify )

11. Sewage System: (check a, b or c)

a	Public	c. Other
b	On-Site	Penn DEP Approved #

12. Please note that a land development plan must be filed or a building permit must be acquired within (six) 6 months of the date of the written decision of the board or the action is null and void.13. Please attach a complete list of property owners within 300 feet. (Please include homeowners' names, address, tax map and parcel number.)14. Please attach a detailed site plan. (Include a complete plan showing all existing and proposed buildings, driveways, etc. with setback distances and dimensions. Note all property widths and depths (in feet) along appropriate property lines. Note all street name(s) and their locations. Note the compass directions. Note the names of the adjoining property owners.)

The application is not considered complete without items 13 & 14.

**FOR SPECIAL EXCEPTION APPLICATIONS ONLY** (must answer all questions) (additional sheets may be used)

**15. The applicant alleges that the proposed Special Exception use:**

a) Would be in harmony with the character of the neighborhood because: (How will what I want to do fit in my neighborhood)

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P-11 There are many other existing CEVMS signs in the neighborhood. We will follow all guidelines outlined in section 27-1256 including auto dimmer sensors so that the CEVMS will never be to bright.

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b) Would not be detrimental to the properties or persons in the neighborhood because:

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P-11 We will follow all guidelines outlined in Section 27-1256 including auto dimmer sensors so that the CEVMS will never be to bright.

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c) If the special exception is granted, show how the provisions of Section 27-1256 of the Zoning Ordinance will be met. (Please attach a separate sheet of paper as needed.)

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P-11

-Auto dimmers will be installed

-No flashing, no animation, no scrolling, and no intermittent or full motion video

-Only one CEVMS

- The time of display will be NO less than 20 seconds per message.

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**FOR VARIANCE APPLICATIONS ONLY (must answer all questions) (additional sheets may be used)**

**16. The applicant believes the variance should be granted because:**

- a) Applicant is unable to make reasonable use of his property or conform to strict application of the Zoning Ordinance because: (Why can't you use the property as it is?)

Currently the ordinance allows for (2) 20 sq ft signs on the same frontage for a Church. The Church currently has (2) signs, totaling 21 & 24 sq ft for a combined totally signage of 45 sq ft. We are proposing removing both existing signs and install (1) 32 sq ft sign. With the current set -up of 2 signs the Church cannot effectively communicate their message, combining both signs into one sign will effectively allow the Church to communicate it messages and offerings to the public.

- b) The unnecessary hardship on your property is: (must be able to prove all of the items below)

- ( ) The result of application of the Manchester Township Zoning Ordinance
- ( ) Due to unique physical circumstances of the property in question not shared by neighboring properties such as: the shape of lot, the width of lot or the topography of the lot
- ( ) Not financial in nature
- ( ) Not self-created

- c) The proposed variance will not alter the essential character of the neighborhood nor impair the use of adjacent properties for the following reasons: (for example: Why is this not harmful to the neighbors?)

There are many other larger signs than 32 sq ft in the neighborhood.

We will be improving our situation by reducing the number of signs in half and reducing the total sq footage of signage from 45 sq ft to 32 sq ft. The Church will be very mindful to its neighbors in regard to the brightness of the CEVMS signs as well as follow all ordinances pertaining to CEVMS signs.

- d) The variance requested represents the minimum variance that will afford relief for the following reasons: (for example: Why does what you want to build have to be the size shown?)

We are proposing the most modest and effective sign as possible for our area, property size, frontage, and speed limit. We are improving our current situation with less signs and lowering the total sq footage of signs. The CEVMS sign will also be available for any emergencies, amber alerts, storm warnings, etc..

17. For an APPEAL of a decision(s) of the township's zoning officer or of an enforcement action of the township:

**a. The applicant is hereby appealing: (may use additional sheets if necessary)**

The following decision of the zoning officer :

The following enforcement action of the township:

b. The applicant does not agree with the decision of the zoning officer or the enforcement action of the township for the following reasons: (may use additional sheets if necessary)



**18 Digit Parcel ID Number** 36-000-01-0064.00-00000  
**Owner Information** NESS GREG E  
**Property Address** 3190 N GEORGE ST

**18 Digit Parcel ID Number** 36-000-01-0065.00-00000  
**Owner Information** ANGSTADT ASHLEY ANN  
**Property Address** 3192 N GEORGE ST

**18 Digit Parcel ID Number** 36-000-01-0066.00-00000  
**Owner Information** HERMAN DALE & DEA JENNINGS  
**Property Address** 3194 N GEORGE ST

**18 Digit Parcel ID Number** 36-000-01-0067.00-00000  
**Owner Information** HAUCK HAROLD E JR  
**Property Address** 3196 N GEORGE ST

**18 Digit Parcel ID Number** 36-000-01-0068.00-00000  
**Owner Information** KELLEY ELIJAH C  
**Property Address** 3198 N GEORGE ST

**18 Digit Parcel ID Number** 36-000-01-0069.00-00000  
**Owner Information** BARE JACK E  
**Property Address** 3210 N GEORGE ST

**18 Digit Parcel ID Number** 36-000-01-0070.00-00000  
**Owner Information** RUPP SCOTT R & BRITTANY E  
**Property Address** 3214 N GEORGE ST

**18 Digit Parcel ID Number** 36-000-01-0071.00-00000  
**Owner Information** BARTRAM BRETT SHANE EUGENE  
**Property Address** 3220 N GEORGE ST

**18 Digit Parcel ID Number** 36-000-01-0072.00-00000  
**Owner Information** GEYER NICOLE R

**Property Address    3226 N GEORGE ST**

**18 Digit Parcel ID Number    36-000-01-0073.00-00000**

**Owner Information    BISHOP BARRY V & NANCY L**

**Property Address    3230 N GEORGE ST**

**18 Digit Parcel ID Number    36-000-01-0074.00-00000**

**Owner Information    MORGAN BENJAMIN JOSEPH & MARCIA**

**Property Address    3240 N GEORGE ST**

**18 Digit Parcel ID Number    36-000-01-0075.00-00000**

**Owner Information    GOLDEN LARRY A**

**Property Address    3244 N GEORGE ST**

**18 Digit Parcel ID Number    36-000-01-0076.00-00000**

**Owner Information    MEDINA LAUREANO JR & ROSA A**

**Property Address    3248 N GEORGE ST**

**18 Digit Parcel ID Number    36-000-01-0077.00-00000**

**Owner Information    FRANTZ ANDREW P**

**Property Address    3254 N GEORGE ST**

**18 Digit Parcel ID Number    36-000-01-0078.00-00000**

**Owner Information    HERTZOG MICHAEL D & EILEEN R**

**Property Address    3260 N GEORGE ST**

**18 Digit Parcel ID Number    36-000-01-0005.00-00000**

**Owner Information    FJC REALTY YORK LLC**

**Property Address    3277-3297 N GEORGE**

**18 Digit Parcel ID Number    36-000-01-0006.00-00000**

**Owner Information    RENTZEL BLAINE N & JUDITH A**

**Property Address    3269 N GEORGE ST**

18 Digit Parcel ID Number 36-000-01-0007.00-00000  
Owner Information TAYLOR JAMES T & MORRIS JENNIFER M  
Property Address 3267 N GEORGE ST

18 Digit Parcel ID Number 36-000-01-0008.00-00000  
Owner Information MORNINGSTAR TIMOTHY R  
Property Address 3261 N GEORGE ST

18 Digit Parcel ID Number 36-000-01-0009.00-00000  
Owner Information YEAPLE JACOB L & SNYDER DANIELLE L  
Property Address 3255 N GEORGE ST

18 Digit Parcel ID Number 36-000-01-0010.00-00000  
Owner Information ROELKE WILLIAM E III & DONA L  
Property Address 3249 N GEORGE ST

18 Digit Parcel ID Number 36-000-01-0011.A0-00000  
Owner Information OTTERBEIN PARSONAGE  
Property Address 3241 N GEORGE ST

18 Digit Parcel ID Number 36-000-01-0013.00-00000  
Owner Information MICKLEY EILEEN M  
Property Address 3219 N GEORGE ST

18 Digit Parcel ID Number 36-000-01-0014.00-00000  
Owner Information FULLERTON WALTER M JR & NANCY M  
Property Address 3213 N GEORGE ST

18 Digit Parcel ID Number 36-000-01-0015.00-00000  
Owner Information MURRAY JAMES & MILDRED  
Property Address 3205 N GEORGE ST

18 Digit Parcel ID Number 36-000-01-0016.00-00000

**Owner Information**    **MURRAY JAMES H & MILDRED G**  
**Property Address**    **N GEORGE & SINKING SPRINGS ST**

**18 Digit Parcel ID Number**        **36-000-01-0018.00-00000**  
**Owner Information**    **SHOMO RYAN**  
**Property Address**    **3193 N GEORGE ST**

**18 Digit Parcel ID Number**        **36-000-01-0019.00-00000**  
**Owner Information**    **GRAY JOSEPH C**  
**Property Address**    **3191 N GEORGE ST**

**18 Digit Parcel ID Number**        **36-000-01-0012.A0-00000**  
**Owner Information**    **RENTZEL BLAINE N & JUDITH A**  
**Property Address**    **3265 OTTERBEIN LN**



**PROPOSED -32 sq ft**

**6'-4"**

**2'**



**OTTERBEIN  
UNITED METHODIST  
CHURCH**

**3'-2"**



**3225**

**3'**

**8'-2"**

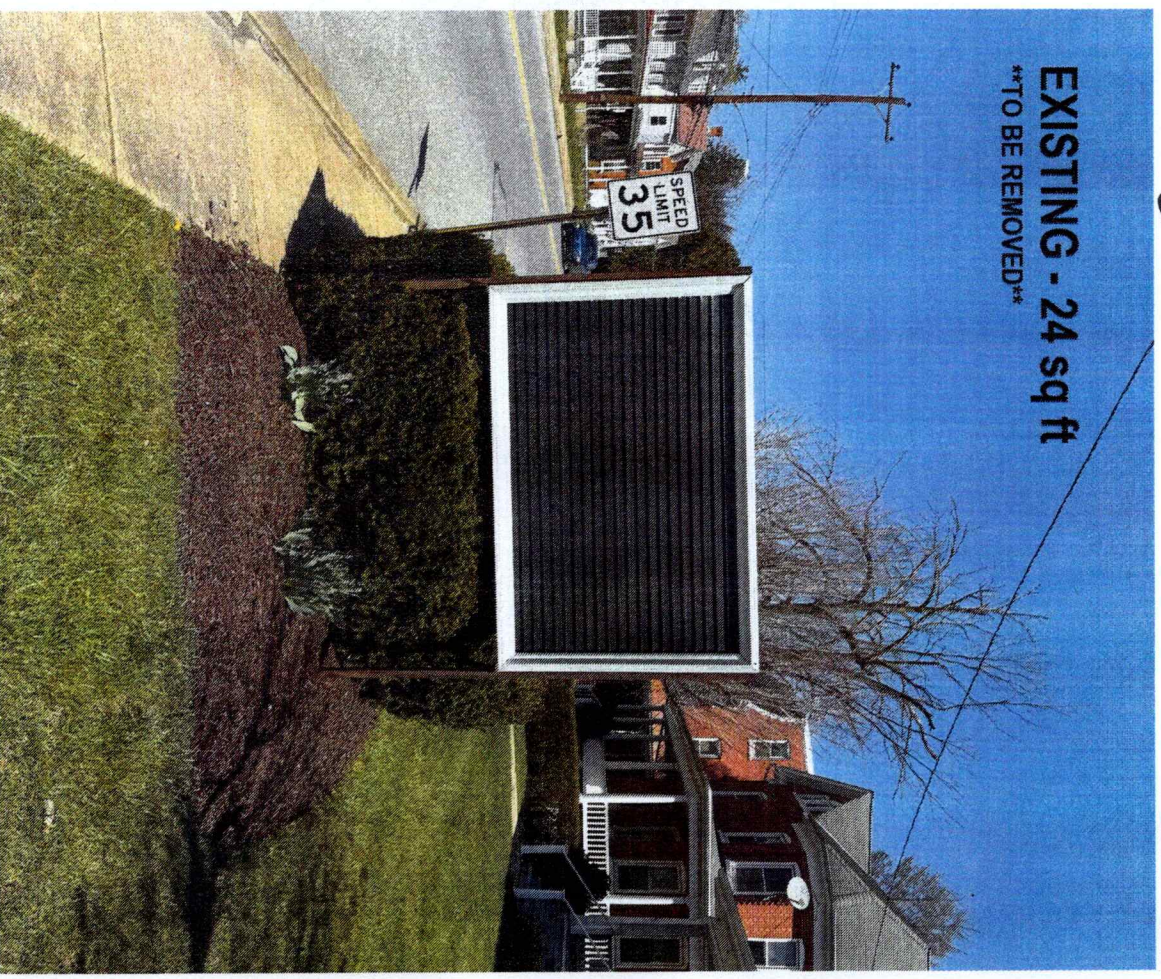


Total = 45 sq ft.

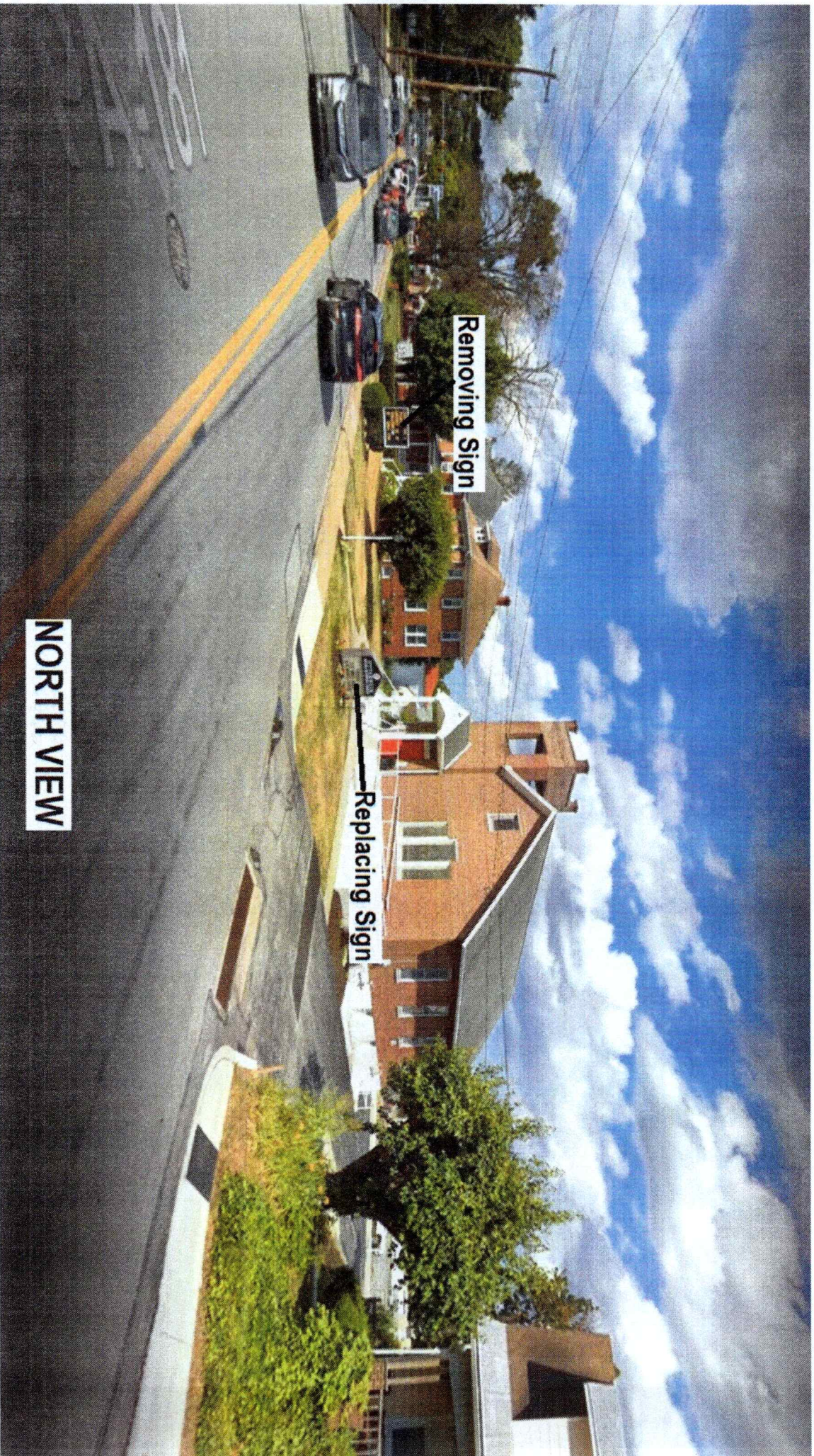
**EXISTING - 21 sq ft**  
(Replacing with new sign)



**EXISTING - 24 sq ft**  
\*\*TO BE REMOVED\*\*







Removing Sign

Replacing Sign

NORTH VIEW





Removing Sign

Replacing Sign

SOUTH VIEW