



Manchester Township Zoning Hearing Board

AGENDA

January 7, 2025, at 6:00 p.m.

CALL TO ORDER

PLEDGE TO THE FLAG

NEW BUSINESS:

- ZHB 2025-23: Brew Team Group, LLC requests a special exception pursuant to Section 27-803 and Section 27-1226 to permit a drive-in establishment at 351 Loucks Road, UPI #36-000-16-0033.00-00000, in the Commercial District.
- ZHB 2025-24: Mid Atlantic Interstate Transmission, LLC requests a special exception pursuant to Section 27-305 for reduced setbacks for the proposed control house and an existing structure and a special exception pursuant to Section 27-1102.5 to permit a fence taller than six feet at 3530 Raintree Road, UPI #36-000-LH-0097.00-00000, in the Agricultural District.
- ZHB 2025-25: Joe DeBernardis requests a special exception pursuant to Section 27-1102.5 to permit a fence within an easement or right-of-way at 2578 Hepplewhite Drive, UPI #36-000-0017-0103.00-00000, in the Residential Low District.

ADJOURN

THE TOWNSHIP OF

YORK COUNTY



MANCHESTER

PENNSYLVANIA

3200 Farmtrail Road York, PA 17406
Telephone: (717) 764-4646 Fax: (717) 767-1400
www.mantwp.com

ZC-25-00192

NOTICE OF ZONING HEARING

Notice is hereby given that a hearing will be held by the Manchester Township Zoning Hearing Board at the Township Municipal Building located at 3200 Farmtrail Road, York, PA, 17406. All interested parties are welcome to attend and provide testimony. The hearing will be held on:

January 7, 2026, at 6:00 p.m.

ZHB 2025-23: Brew Team Group, LLC requests a special exception pursuant to §27-803 and §27-1226 to allow a drive-in establishment at 351 Loucks Road, 36-000-16-0033.00-00000, in the Commercial District.

At least one week prior to the hearing an agenda and item details will be posted on our website. Click on the "government" button then "meetings & agendas" from the drop-down list then scroll down to "Zoning Hearing Board 2025" and choose the desired date. Additional information may also be obtained by contacting the township office at 717-764-4646, extension 105, or r.vega@mantwp.com.

MANCHESTER TOWNSHIP ZONING HEARING BOARD

By: Rachel Vega, Zoning/Planning Officer

MANCHESTER TOWNSHIP
3200 Farmtrail Road
York, PA 17406-5699

FOR OFFICE USE ONLY	
Application #	2025-23
Date of Hearing	11/23/2025
Time of Hearing	10:00 PM
CONTINUED HEARING	
Date of Hearing	
Time of Hearing	

APPLICATION FOR ZONING HEARING

1. Applicant's Name Brew Team Group, LLC
Address: 3108 Vestal Pkwy E, Vestal, NY 13850
E-mail Address: brian.evans@7brewteam.com Phone Number: 502-528-1798

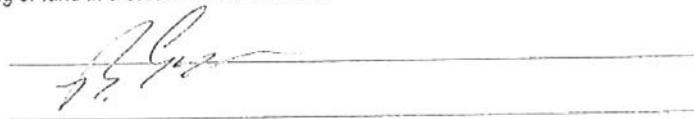
2. Property Owner's Name: North Mall Associates: Attn Willner Realty
Address: 33 Rock Hill Rd Ste 350, Bala Cynwyd, PA 19004

3. Property Location 351 Loucks Rd

4. Zoning District C UPI # 36-000-16-0033.00-00000

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.



Signature of Applicant / Authorized Representative

Date 11/23/25

OFFICE USE ONLY BELOW THIS LINE

Date Application Received	11/25/25	Property Posted
Date Application Fee Received	# 100968 Check #	Date
Certified to ZHB	Date	
Newspaper Advertisement of Hearing	Date 12/23	
Notice Mailed to Twp. Supervisors & ZHB	Date 12/30	
Notice Mailed to Applicant & Adjacent Property Owners	Date	
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:

A Special Exception is requested for a drive-in establishment per Section 247-803 & § 27-1226.

6. Description of Proposed Work and Use: Construction of a 510 sf drive thru coffee shop with a 280 sf remote storage/cooler structure, canopies, dumpster enclosure and associated site improvements

7. Existing Use of Land / Buildings: New outlet at the Crossroads center, location is currently an asphalt parking lot

8. Number of Proposed Buildings / Structures: 2 And:

a Height of Building / Structures	510 (stand) 280 (storage/cooler)	Feet	19'-8" (stand) 11' (storage/cooler)	Stories	1
b Type of Construction	V-B				
c Number of Families / Dwelling Units	N/A				
d Habitable Floor Area for Each Dwelling Unit	N/A				
e If Mobile Home, Title Holder's Name / Address	N/A				

9. Off Street Parking Spaces:

a Required 6 b. Proposed 4 plus cross parking

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

a Public Company Name York Water Company
 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 # tbd

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)
The proposed project is located within a commercial corridor with other similar uses. There are multiple other uses within the surrounding area with drive-in components.

b) Would not be detrimental to the properties or persons in the neighborhood because:
The project is proposed to be located as a new outparcel to the Crossroads commerical development. Access to the site is proposed through the existing driveways to the center with no new access proposed for Loucks Rd.

c) If the special exception is granted, show how the provisions of Section 27-1227 of the Zoning Ordinance will be met. (Please attach a separate sheet of paper as needed.)

- A. The proposal will be integrated into an existing shopping center and will use the existing common access points with other business establishments in the center.
- B. The proposal is planned for an underutilized portion of the site that is currently used as overflow parking.
- C. Exterior lighting will be designed in accordance with applicable requirements and will not cast direct light or glare upon adjacent properties or rights of way.
- D. The proposal is a drive thru only/drink only concept, with drinks delivered directly to customers vehicles by employees (there is no traditional window). Stacking has been designed to well exceed code requirements, and is based on specific 7 Brew operations.
- E. Orders are taken directly at customers vehicles by employees with ipads, there are no
- F. Automated teller machines are not proposed.



3200 Farmtrail Road York, PA 17406
Telephone: (717) 764-4646 Fax: (717) 767-1400
www.mantwp.com

November 25, 2025

ZC-25-00191

Brian Evans
Brew Team Group, LLC
3108 Vestal Pkwy E.
Vestal, NY 13850

RE: Special Exception for 351 Loucks Road – Drive-thru Establishment

Dear Mr. Evans:

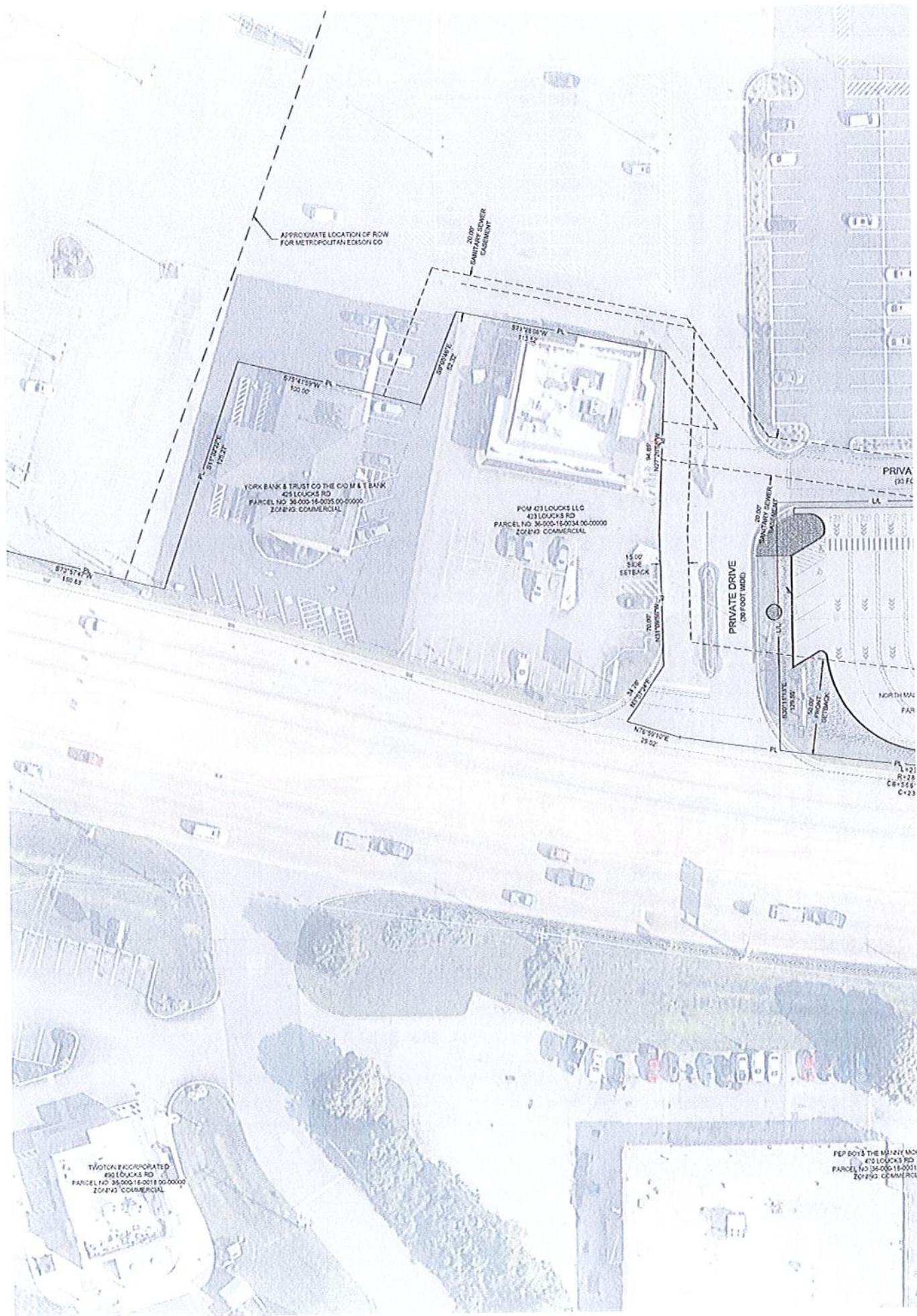
The application (2025-23) for a special exception is deemed complete and is scheduled for a zoning hearing on January 7, 2026.

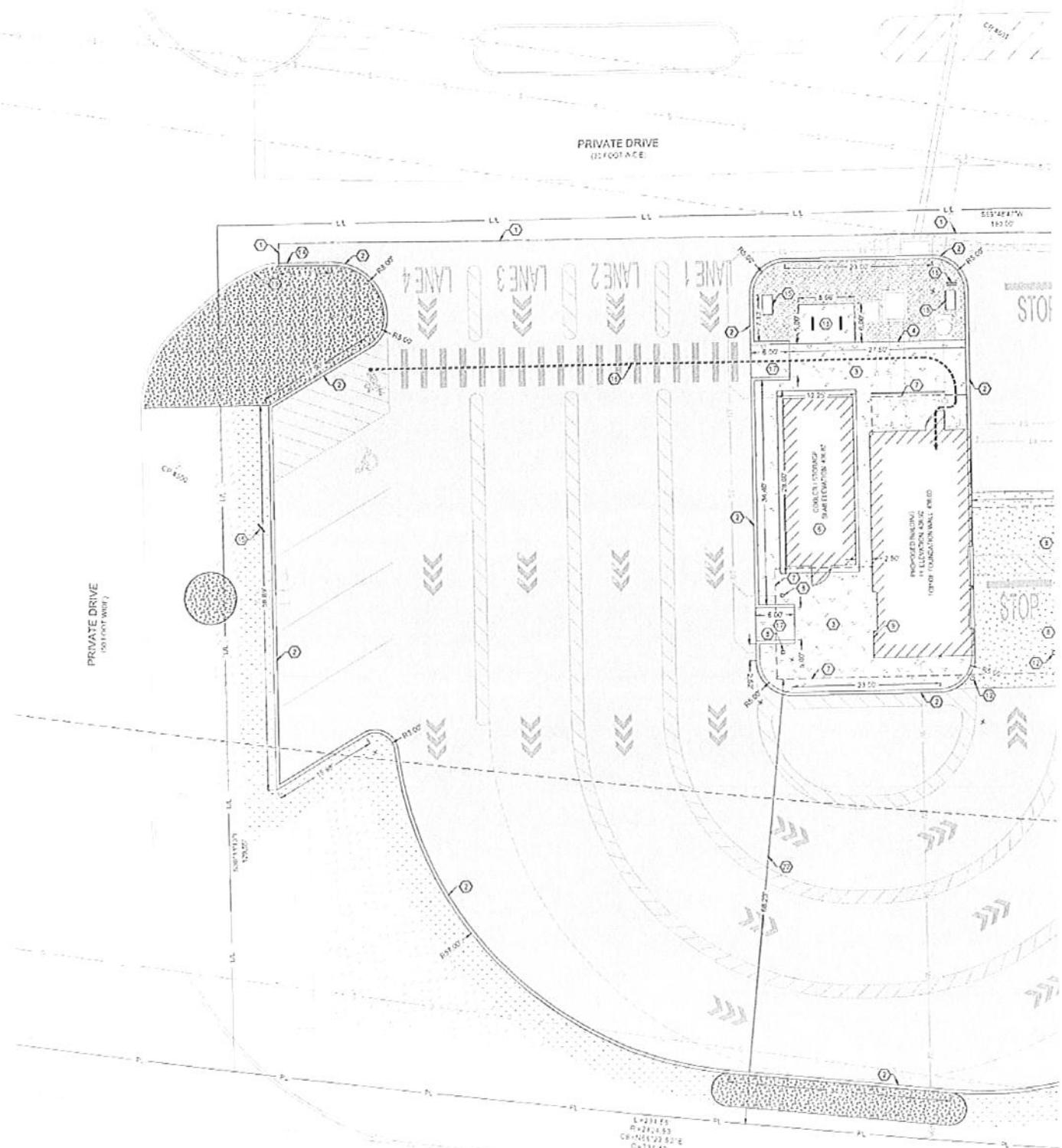
The zoning hearing board public hearing will start at 6:00 ^{P.M.} It will be held at the Manchester Township Municipal Building located at 3200 Farmtrail Road, York, PA, 17406. Doors open approximately 30 minutes prior to the meeting. Please come prepared to provide testimony regarding your request.

An agenda and hearing packet will be posted on our website a week in advance of the hearing. If you have any questions, please feel free to contact me at 717-764-4646, extension 105, or r.vega@mantwp.com.

Sincerely,
MANCHESTER TOWNSHIP

Rachel Vega
Zoning/Planning Officer





MANCHESTER TOWNSHIP
3200 Farmtrall Road
York, PA 17406-5699

FOR OFFICE USE ONLY
Application # 2025-24
Date of Hearing _____
Time of Hearing _____

CONTINUED HEARING
Date of Hearing _____
Time of Hearing _____

APPLICATION FOR ZONING HEARING

1. Applicant's Name MID ATLANTIC INTERSTATE TRANSMISSION, LLC
Address: 341 WHITE POND DRIVE, AKRON, OH 44320
Phone Number (800) 545-7741
2. Property Owner's Name: Crysta Rose Stehman and Brenden S. Stehman
Address: 3530 Raintree Rd. York, PA 17409 TROY SIEK TSS, eBurns M&P, First energy corp, com
3. Property Location Manchester Township Terri Askew Ciskew
4. Zoning District Manchester Township UPI# 36000LH009700

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.

Kevin J Phillips
Manager, Right of Way and Real Estate Projects

Signature of Applicant / Authorized Representative

Date 11/20/2025

OFFICE USE ONLY BELOW THIS LINE

Date Application Received	<u>12/1/25</u>	Property Posted	
Date Application Fee Received			
Certified to ZHB			
Newspaper Advertisement of Hearing	Date	<u>12/23</u>	Date <u>12/30</u>
Notice Mailed to Twp. Supervisors & ZHB	Date		
Notice Mailed to Applicant & Adjacent Property Owners	<u>12/4/25</u>	Date	
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:

21-1102.5 for a fence taller than 6 feet.

21-305 - for a part of the control house to be on the newly Subdivided parcel and an exception of ≈ 20 ft for existing str. Setback

6. Description of Proposed Work and Use: The fence will be in place to prohibit the trespass of the public into electric transmission facilities. This fence will be a perimeter barrier around the facilities.7. Existing Use of Land / Buildings: Farm land8. Number of Proposed Buildings / Structures: Fence, control house.

And:

a Height of Building / Structures	942.	Feet	Stories
b Type of Construction	Galvanized Steel framework and expanded mesh fabric.		
c Number of Families / Dwelling Units	1		
d Habitable Floor Area for Each Dwelling Unit	100		
e If Mobile Home, Title Holder's Name / Address			

9. Off Street Parking Spaces:

a Required	<input checked="" type="checkbox"/>	b. Proposed	<input checked="" type="checkbox"/>
------------	-------------------------------------	-------------	-------------------------------------

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

a Public	<input checked="" type="checkbox"/>	Company Name	
b On-Site Well	<input checked="" type="checkbox"/>	c Other (Specify))

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

a Public	<input checked="" type="checkbox"/>	c. Other	
b On-Site	<input checked="" type="checkbox"/>	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.) *See attached*

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.

See plans provided.

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)

This special exception will be an extension of our existing facilities and is not expected to change the character of the neighborhood.

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

It would not be detrimental as the perimeter fencing will enhance the safety of our facilities.

c) If the special exception is granted, show how the provisions of Section 27-1102.5 of the Zoning Ordinance will be met. (Please attach a separate sheet of paper as needed.)

By constructing the perimeter fencing at 9'12. feet to enhance the safety of the facilities.

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?)

Due to the grading on our existing parcel, a variance will be needed to accommodate a small section of a structure to be used as a control house on the newly Subdivided parcel. As well, a variance is requested for the Setback for the existing electric tower of approximately 20ft.

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?)

This proposed variance will not alter the character of the neighborhood or impair the adjacent parcel due to the fact that it will be placed of the opposite side of the Subdivided parcel.

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?)

Due to the amount of equipment that needs to be on the property to safely operate the Substation, the control house building needs to be built with the Specs identified on the plans.

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:

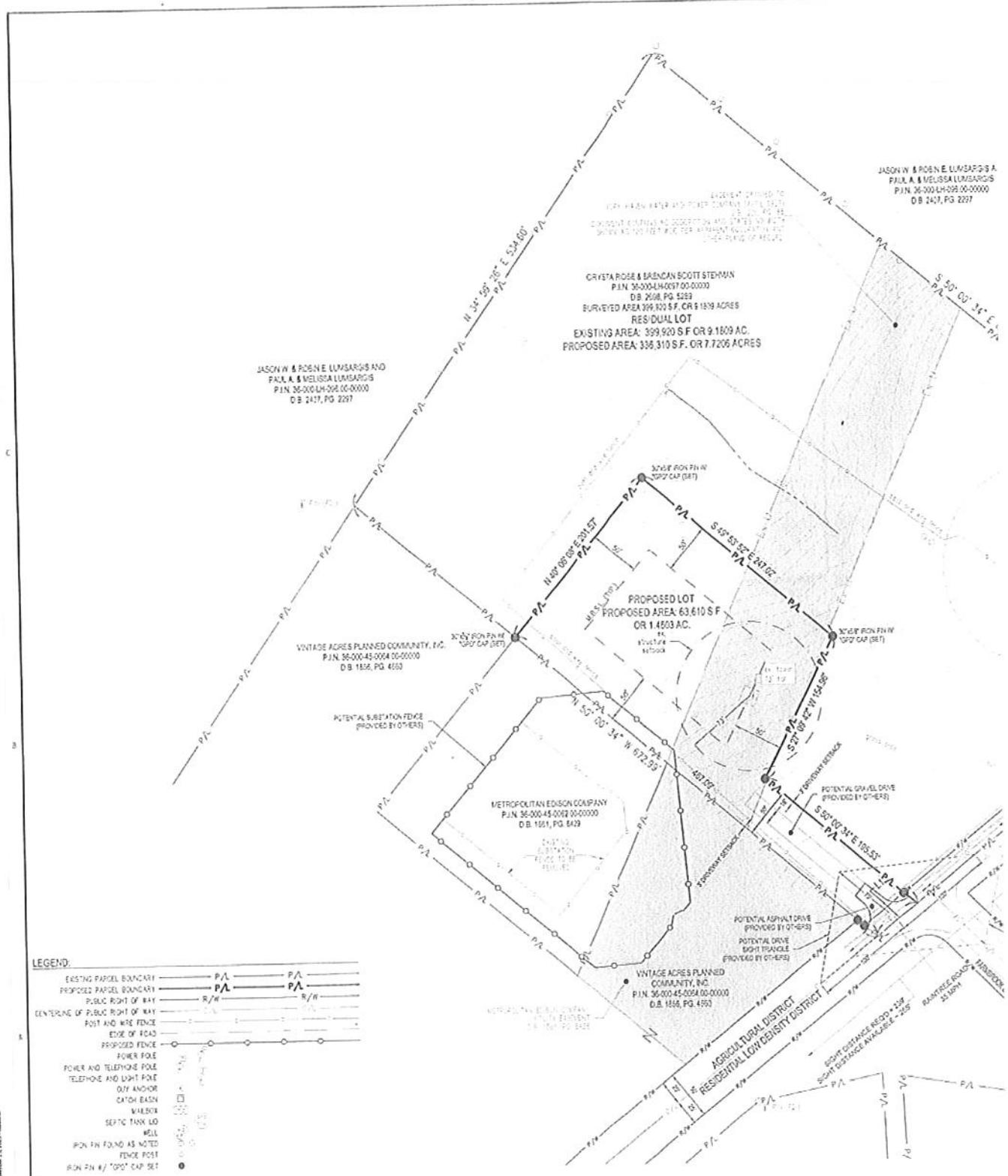
The following enforcement action of the township:

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)

Application for Zoning Hearing

Response to No. 13

- a. Crysta Rose Stehman and Brenden Scott Stehman
3530 Raintree Rd.
York, PA 17404
APN: 36000LH009700
- b. Vintage Acres Planned Community
3450 Raintree Rd.
York, PA 17404
APN: 3600045006400
- c. Jason Lumsargis, et al
3540 Lewisberry Rd.
York PA 17404
APN: 36000LH009600



THE TOWNSHIP OF

YORK COUNTY



MANCHESTER

PENNSYLVANIA

3200 Farmtrail Road York, PA 17406
Telephone: (717) 764-4646 Fax: (717) 767-1400
www.mantwp.com

ZC-25-00193

NOTICE OF ZONING HEARING

Notice is hereby given that a hearing will be held by the Manchester Township Zoning Hearing Board at the Township Municipal Building located at 3200 Farmtrail Road, York, PA, 17406. All interested parties are welcome to attend and provide testimony. The hearing will be held on:

January 7, 2026, at 6:00 p.m.

ZHB 2025-25: Joe DeBernardis requests a special exception pursuant to Section 27-1102.5 to permit the erection of a fence within an easement or right-of-way at 2578 Hepplewhite Drive, UPI #36-000-17-0103.00-00000 in the Residential Low District.

At least one week prior to the hearing, an agenda and item details will be posted on our website. Click on the "government" button then "meetings & agendas" from the drop-down list then scroll down to "Zoning Hearing Board 2025" and choose the desired date. Additional information may also be obtained by contacting the township office at 717-764-4646, extension 105, or r.vega@mantwp.com.

MANCHESTER TOWNSHIP ZONING HEARING BOARD

By: Rachel Vega, Zoning/Planning Officer

12/10/25

MANCHESTER TOWNSHIP
3200 Farmtrail Road
York, PA 17406-5699

RECEIVED

DEC 10 2025

Initial: 12/10/25

APPLICATION FOR ZONING HEARING

1. Applicant's Name Joe DeBernardis

Address: 2578 Hepplewhite Dr
York, PA 17404

Phone Number (717) 448-5930

2. Property Owner's Name: Joe DeBernardis

Address: Same as above

DeBojJr@Yahoo.com
DeBojJr48@Yahoo.com

3. Property Location Same as above

4. Zoning District RL-OPEN-SPACE Residential - Low Density UPI# 36-000-17-0103.00

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 12-9-25

OFFICE USE ONLY BELOW THIS LINE

Date Application Received _____
Date Application Fee Received _____

Property Posted _____

Certified to ZHB

Date

Newspaper Advertisement of Hearing

Date 12/23

Date 12/30

Notice Mailed to Twp. Supervisors & ZHB

Date

Notice Mailed to Applicant & Adjacent Property Owners

Date

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: 27-1102, e.5

Fence spanning easement. Would be able to remove fence post as needed at owners cost (using Future Solutions). There is also a big open area for access to all the common ground already.

6. Description of Proposed Work and Use:

54 inch aluminum fence to enclose my yard. This will significantly help with my child's safety as well as my dogs safety. Will also provide security to our outdoor space and home.

7. Existing Use of Land / Buildings:

N/A

8. Number of Proposed Buildings / Structures: N/A

And:

a Height of Building / Structures	Feet	Stories
b Type of Construction		
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: N/A

a Required	b Proposed

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)

The fence being installed would match other neighbors fences, since using the same black aluminum fence.

This would be enclosing my property, and would also help provide safety to my family. It would also be under the six foot height that is technically allowed for fences.

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

This fence would be on my own property, and the aluminum fence has zero maintenance requirement.

c) If the special exception is granted, show how the provisions of Section 27-1102.5 of the Zoning Ordinance will be met. (Please attach a separate sheet of paper as needed.)

- See attachments

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?)

- would like to provide as much safety as possible for my family. This would also help from people cutting through the yard at night.

- ~~Also~~ I would be giving up about 15 feet side to side of yard space, that I pay taxes on.

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?)

This is not harmful because we are staying off the property lines, which enables us to maintain both sides of the fence.

It is also an aluminum fence that matches many of the surrounding fences.

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 want to have full use of the yard. The lots are already small. We are also paying taxes so want full usage.

We want the most safety and security.

And would also like to keep people ~~out~~ of the backyard space when not in use.

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)

