

Manchester Township Zoning Hearing Board AGENDA

April 2, 2025 at 6:00 PM

CALL TO ORDER

PLEDGE TO THE FLAG

NEW BUSINESS:

• **ZHB 2025-03** - Lamar Advertising of Penn, LLC, 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 §27-1406(1)E to allow a billboard to be less than 1000 feet from another existing billboard on Board Road, PIDN 26-000-MH-0028.B0-00000, located in the Industrial (I) District.

ADJOURN



Manchester Township Zoning Hearing Board Special Exception & Variance Application

Application Number:

Property Owner(s):

2025-03

Applicant(s):

Lamar Advertising of Penn LLC

Powder Mill Corp

Property Location: Bear Road

ZHB Hearing Date:

April 2, 2025

Tax Map Parcel: Lot Size: 26-MH-28B 3.56 acres

Zoning:

Industrial

Project Narrative:

The applicant is requesting a special exception pursuant to Table 27-1408 and §27-1256 to permit a changeable electronic variable message sign (CEVMS).

The applicant is also requesting a variance from §27-1406(1)E to allow a billboard to be less than 1000 feet from another existing billboard.

The applicant proposes to remove an existing sign that is 1,112 square feet which is located 610 feet from another existing billboard on the same parcel located in East Manchester Township. The applicant would like to replace the sign with a 14' x 48' sign, which has two digital faces for a total of 672 square feet. The new sign would be located 901 feet from the existing sign.

Property Characteristics:

- 1. The subject property is split between Manchester Township and East Manchester Township.
- 2. The subject property is undeveloped with two existing billboards, one in East Manchester Township and the other in Manchester Township.
- 3. This proposal would make the sign more in conformance with the zoning ordinance. The zoning ordinance limits the size of billboards to 672 square feet which is the size of the proposed sign. Additionally, the zoning ordinance requires billboards to be 1000 feet apart. The existing signs are currently 610 feet apart. The proposed sign would put the distance between both signs at 901 feet apart.
- 4. The property to the north is a residential property, however the proposed sign would be approximately 1,300 feet away from that property line.

5. Adjacent properties:

	Use	Zoning	
North	Residential	Industrial	
South	Industrial	Industrial	
West	Industrial	Industrial	
East	Industrial & I-83	Industrial	

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 # 2025-03	
Date of Hearing 4225	
Time of Hearing	9
CONTINUED HEARING	
Date of Hearing	
Time of Hearing	

APPLICATION FOR ZONING HEARING

1.	Lamar Advertising of Penn, LLC c/o	Monica Kerr
	Address: 5953 Susquehanna Plaza Drive, York, PA	17406
	E-mail Address: mkerr@lamar.com	Phone Number: 717-252-1528
2.	Property Owner's Name: Powder Mill Corp., Attn: Lamar	Advertising
	Address: 5953 Susquehanna Plaza Drive, York, PA 174	06
3.	Property Location Bear Road	
4.	Zoning District Industrial	UPI#

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.

monica a. Ken

Signature of Applicant / Authorized Representative

Date 03/10/2025

OFFICE USE ONLY BELOW THIS LINE

Date Application Received	Property Posted			
Date Application Fee Received				
Certified to ZHB	Date			
Newspaper Advertisement of Hearing	Date 3 19 Date 3 26			
Notice Mailed to Twp. Supervisors & ZHB	Date			
Notice Mailed to Applicant & Adjacent Property Owners	Date 3\21			
Application Withdrawn	Date			
Hearing Held	Date			
Planning Commission Review	Date			
Continued Hearing Held	Date			
Permit (GRANTED / REFUSED)	Date			

	ZHB Application #
5 N	lature of SPECIAL EXCEPTION / VARIANCE / INTERPRETATION requested and SECTION NUMBER:
J. <u>N</u>	See attached.
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6. D	Description of Proposed Work and Use:
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7. E	existing Use of Land / Buildings: See attached.
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- A	
_8.	Number of Proposed Buildings / Structures: 1 And:
	a Height of Building / Structures sign Feet 50 Stories
	b Type of Construction Install 1 single pole structure with 2 CEVMS faces
	c Number of Families / Dwelling Units N/A
	d Habitable Floor Area for Each Dwelling Unit
	e If Mobile Home, Title Holder's Name / Address
9 (Off Street Parking Spaces:
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	a Required N/A b. Proposed N/A
10.	Water System: (check a, b or c)
	a Public N/A Company Name
	b On-Site Well C Other (Specify) N/A
11	Sewage System: (check a, b or c)
LLE	N/A
	a Public N/A c. Other N/A b On-Site N/A 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.	<u>Please attach a complete list of property owners within 300 feet.</u> (Please include homeowners' names, address, tax ma and parcel number.)
14.	<u>Please attach a detailed site plan.</u> (Include a complete plan showing all existing and proposed buildings, driveways, etc. wit setback distances and dimensions. Note all property widths and depths (in feet) along appropriate property lines. Note a street name(s) and their locations. Note the compass directions. Note the names of the adjoining property owners.

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

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Would not b	e detrimental to the p	properties or person	ons in the neighborhood	because:	
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FOR VARIANCE APPLICATIONS ONLY (must answer all questions) (additional sheets may be used)

6. <u>T</u>	he 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?)
-	See attached.
_	
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b)	The unnecessary hardship on your property is: (must be able to prove all of the items below)
	(X The result of application of the Manchester Township Zoning Ordinance (X 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?)
_	See attached.
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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?)
_	See attached.
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a ·	he applicant is hereby appealing: (may use additional sheets if necessary)
	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)
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Continuation of Application for Zoning Hearing Applicant: Lamar Advertising of Penn, LLC c/o Monica Kerr

Page 2

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

Special Exception pursuant to Table 27-1408, Sign Type P-11; Section 27-1256 for a Changeable Electronic Variable Message Sign (CEVMS) together with a dimensional variance from Section 27-1406(1)E to allow a billboard to be less than 1000 feet from another existing billboard.

6. Description of Proposed Work and Use:

Removal of existing sign with 4 traditional poster faces containing 1,112 square feet, which sign is located 610 feet from an existing billboard on the same parcel located within East Manchester Township; replace the removed sign with a back-to-back digital billboard on a single pole structure containing (2) 14' x 48' digital faces for a total of 672 square feet, which new sign will be located 901 feet from the second existing sign located in East Manchester Township. The proposed sign will be 50 feet tall and setback 50 feet from the right-of-way of I-83.

7. Existing Use of Land/Buildings

Vacant land with 2 existing billboards, 1 located in East Manchester Township and 1 located in Manchester Township.

SPECIAL EXCEPTION

- 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 property is currently improved with 2 existing billboards. This proposed replacement of 1 existing billboard with a new CEVMS will be more in conformance with the Ordinance than the existing sign. The proposed CEVMS will be located further away from the other existing sign (located in East Manchester Township), at an appropriate distance from the State right-of-way, and will be reduced in square footage from 1,112 square feet to 672 square feet. The property is zoned Industrial and is surrounded by industrially zoned and used properties in all directions, including to the east of I-83. Additionally, the CEVMS will provide the community with Amber alerts, FEMA messages and any State local police requested messages in addition to local and national advertisers.

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

This is a replacement of an existing sign with reduced square footage and a further distance from the other existing sign on the property. It is surrounded by industrially zoned and used properties.

- c) If the special exception is granted, show how the provisions of Section 27-1256 of the Zoning Ordinance will be met. (Please attached a separate sheet of paper as needed.)
 - 1. Shall be permitted only for the following sign types as listed in Section 27-1408: P1, P2, P7, P9 and P10 (excludes P-7A and P-9A).

This is a P10 "billboard", which is an allowable type of sign for a CEVMS (P11).

2. No change in the allowable square footage of any sign shall permitted to accommodate a CEVMS.

This CEVMS is proposed to be 672 square feet and will be replacing a traditional billboard of 1112 square feet, thus reducing the overall square footage of the sign.

3. No flashing, no animation, no scrolling and no intermittent or full motion video shall be permitted.

No flashing, no animation, no scrolling, and no intermittent or full motion video shall be permitted on the proposed sign.

CEVMS shall not approximate any traffic control device.

The proposed CEVMS shall not approximate any traffic control device.

5. No CEVMS are permitted to exceed 0.3 foot candles of light above the level of the surrounding ambient light. Sensors are required so that as the surrounding light moves to darkness, the intensity of the lighting on the sign is reduced.

The sign is a light mitigating digital billboard that uses Light Direct DB(6650). Specifications for the sign are enclosed, which specifications include a multi-directional light sensor that measures the amount of light shining directly on the display face, the display back, and ambient light. Using this information, the sensor dims or brightens the sign based appropriately on lighting conditions. The sign will be able to be set with a factory setting in compliance with the Ordinance requirements.

- 6. All of regulations as specified in Section 27-1401 shall apply.
- a. The sign will be constructed of durable material, maintained in good condition, and not allowed to become dilapidated.
- b. The sign will be removed when the circumstances leading to its erection no longer apply.
- c. The sign shall be illuminated such that there is no direct light transmitted to other properties or public rights-of-way.
- d. The sign shall not be located so as to interfere with visibility for motorists at street or driveway intersections.
- 7. Specifically for offsite advertising signs (P10 billboards):
- A. Must be made available to the municipality or other government for public service type messages such as Amber alerts, evacuation routes for closures, etc. The owner shall agree to not charge the municipality for any of these type messages.

The Applicant shall make this sign available to the Township and other governments for public service type messages at no charge to the municipalities.

B. Shall not be in eye sight of another CEVMS billboard P10 face.

The proposed sign is not in eyesight of another CEVMS billboard P10 face.

- C. Messages may change.
- (1) Any number of messages may be displayed.
- (2) In no case shall the time of display be less than 12 seconds (5 times per minutes) per message.

Applicant will set the sign so that the time of display of messages shall not be less than 12 seconds per message.

8. Section 27-1406: Billboards and Outdoor Advertising.

A. In Industrial Districts, no such structure shall contain over 1 advertising sign per facing nor shall any individual advertising sign face exceed 14 feet in vertical measurement or 48 feet horizontally and no event to exceed 672 square feet in area.

The proposed structure will replace an existing nonconforming structure. The proposed structure will have only 1 advertising sign per face, each of which shall be 14' in vertical measurement and 48 feet horizontally and will in total have 672 square feet in area.

B. No advertising sign shall be permitted to be erected upon the roof of any building and advertising signs shall be required to be set back 30 feet from the front lot line or to the established building line, whichever is less.

The proposed sign will be set back 50 feet from the State right-of-way line, 50 feet from the front yard line and 65 feet from the side lot line.

C. No advertising sign shall be permitted to be erected within 300 feet of an adjoining residential district or preexisting residential use if visible form the designed to face into such district or preexisting residential use. If the advertising sign will be on a different side of a major arterial highway or expressway from the residential district or residential use, then the 300 foot setback shall not be required.

All adjacent properties are industrially zoned and used for industrial purposes.

D. V-shaped advertising sign structures supported by a single structure shall be permitted provided that the angle formed by the 2 sides of the advertising sign structure does not exceed 30%.

This is a proposed V-shaped advertising sign supported by a single structure. The angle formed by the 2 sides will not exceed 30%.

E. One billboard or outdoor advertising device shall be separated by 1000 feet to another billboard outdoor advertising device or freestanding business identification sign.

Applicant is requesting a dimensional variance from this provision to allow it to increase the amount of separation between the 2 existing outdoor advertising devices on this lot to 901 feet.

- F.. Lighting of signs
- (1) No sign shall be permitted which is not effectively shielded so as to prevent beams or rays of light being directed at any portion of the traveled way of any highway or which is of such intensity, ability as to cause glare or to impair the vision of the driver of any vehicle or which interferes with any drivers' operation of a motor vehicle.

The proposed CEVMS sign shall be in compliance with the Township's requirements for such signs and will not cause glare or impair the vision of any drivers.

(2) No sign shall be illuminated that it interferes with the effectiveness of or obscures an official traffic sign, device or signal.

The sign shall not be illuminated in a way that interferes with any traffic sign, device or signal nor is it located in proximity to any traffic sign, device or signal.

(3) Signs which contain, include or are illuminated by any flashing, intermittent or moving light or lights are prohibited except those giving public service information such as time, date, temperature, weather or similar information.

The proposed CEVMS sign shall be in compliance with the Township's Ordinances and shall provide public service messaging as required.

VARIANCE

Page 4 (Variance Application) – 27-1406.E

- 16. The applicant believes the variance should be granted because:
- a) Applicant is unable to make reasonable use of his property or confirm to strict application of the Zoning Ordinance because: (Why can't you use the property as it is?)

Applicant's property currently contains 2 outdoor advertising signs, 1 in East Manchester Township and 1 in Manchester Township, which are 610 feet apart. The existing billboard located in Manchester Township is nonconforming as to size, number of faces, and setback. Applicant is proposing to replace it with a conforming CEVMS. The only nonconformity would be the distance from existing sign in East Manchester Township. which distance will be increased from 610 feet to 901.6 feet, instead of the required 1000 feet. The location of the existing sign in East Manchester Township and the length of the property will not allow the signs to have a full 1000 feet separation. The proposed location of the replacement sign allows for a 65 foot setback from the property line, which is appropriate for this 50 foot sign.

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 an industrial zoned property that is surrounded by industrially zoned and industrially used properties. It currently contains 2 existing billboards which are only 610 feet apart. The billboard to be replaced is 1112 square feet and is being replaced with a billboard that is 672 square feet in size and is significantly further from the existing East Manchester sign increasing that distance from 610 feet to 901.6 feet and thus will have no adverse impact to the neighboring properties.

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?)

This is as far from the existing East Manchester Township sign as this sign can be placed on this property while maintaining an appropriate setback from the property line and the highway.

Parcel - 26000MH0028B000000





Owner - POWDER MILL CORP ATTN LAMAR ADVERTISING

Property Address - BEAR RD

Tax Municipality - East Manchester Twp School District - Northeastern School District

Class - Residential

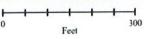
Land Use - R - Residential Vacant Land

Acres - 3.56

Assessed Land Value - \$ 11,750 Assessed Building Value - \$ 0 Assessed Total Value - \$ 11,750

Sale Date - Nov. 19, 1984 Sale Price - \$ 25,968

Deed Book - 088L, Page 0237



1 inch = 200 ft

1:2,400

Legend

Layers should not be used at scales larger than 1:2400 (Note: Pixilation will occur at scales 1" = below 200 Ft.)

Mapping Provided by

YCPC

Selected Parcel

Parcels

Municipal Boundary

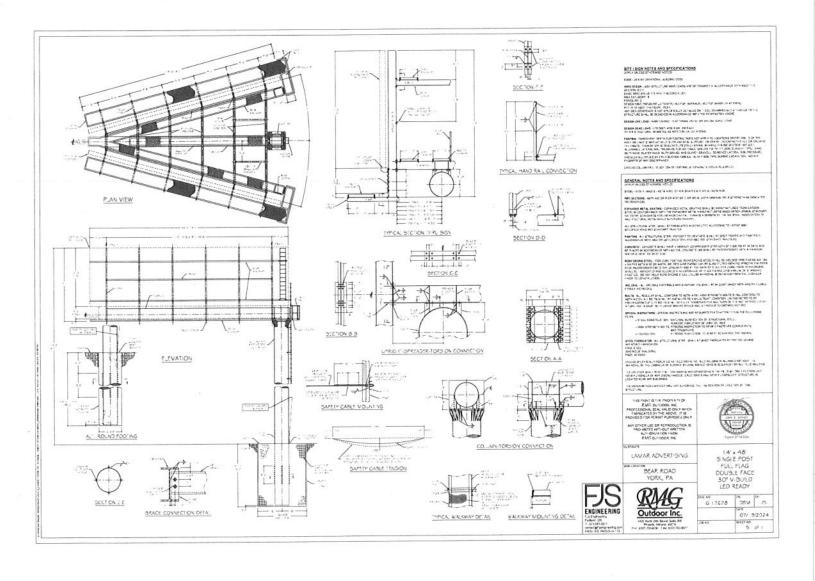
Aerial Photography - 2024

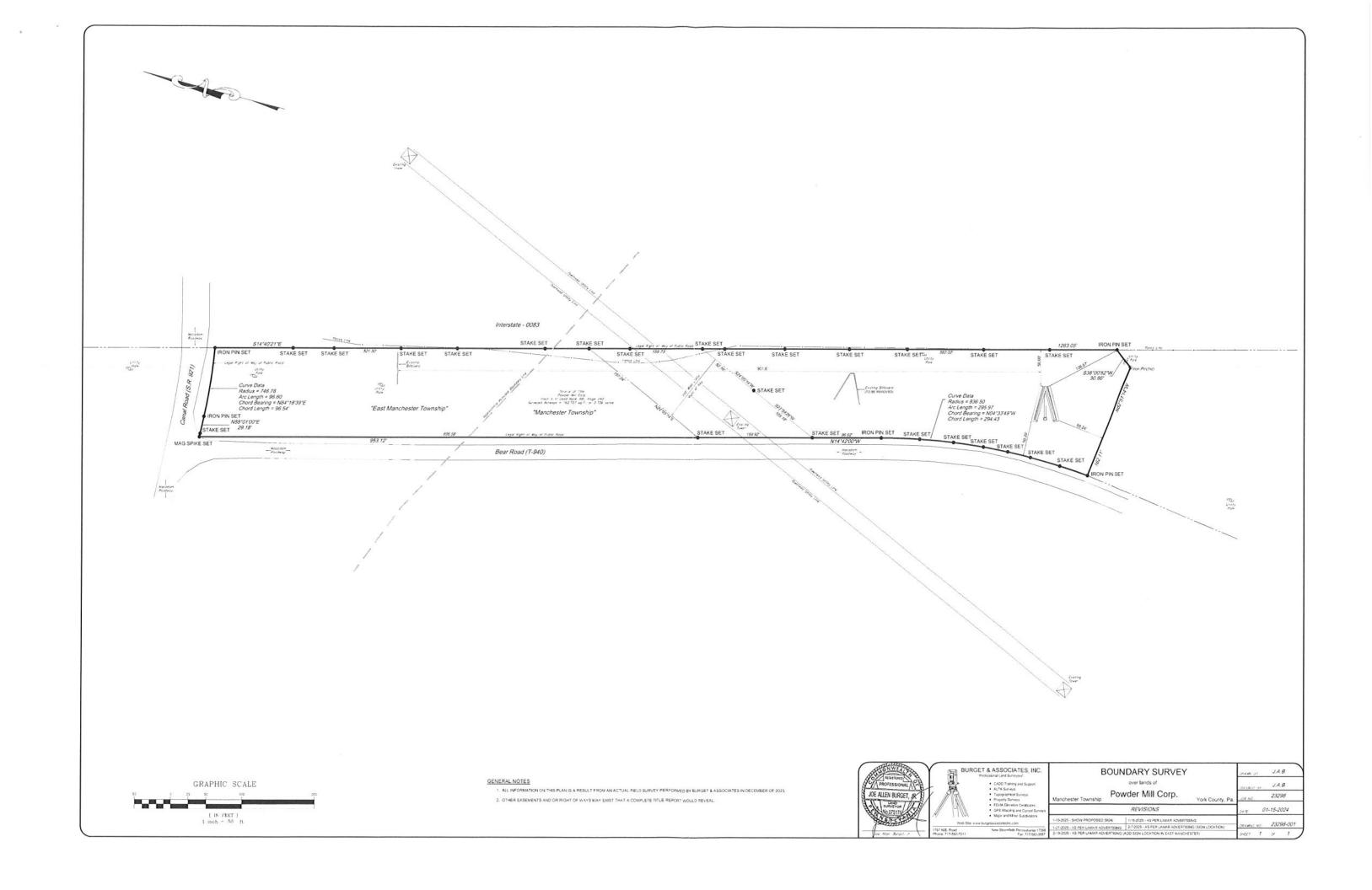
Last Updated: 12/27/2024





Dischiner:
The York County Planning Commission provides thi
Geographic Information System map and or data (collective)
the Tutar's as a public information service. The Bus is notlegally recorded plan, survey, official tax map, or engineerin
schematic and aboutal be used for only general information
Reasonable effort has been made to ensure that the Data:
correct, bonsver the Commission does not guarantee it
accuracy, completeness, timeliness. The Commission shall not be
liable for any damages that may arise from the use of the Data."





MULTI-DIRECTIONAL LIGHT SENSOR OVERVIEW

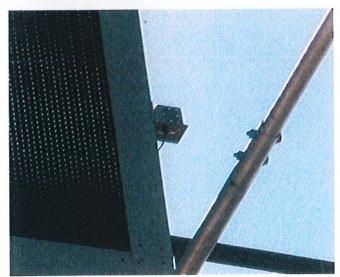
At Daktronics, we push to provide the most sophisticated LED displays possible, loading them with advanced features. These extra components make your digital billboard more user-friendly, more energy efficient and easier to service.

The Multi-Directional Light Sensor is an example. It measures the amount of light shining directly on the display face, the display back and ambient light. Using this information, the sensor dims or brightens the sign, based appropriately on lighting conditions.

TECHNICAL SPECIFICATIONS

- > Lux reading for front, back and ambient light
- > 256 dimming levels
- Departing temperature: -40° to 80° C
- > Interfaces with control equipment
- Lux sensors for front and back
- > Ambient lux sensor
- > Power requirements: 5V in 140mA max

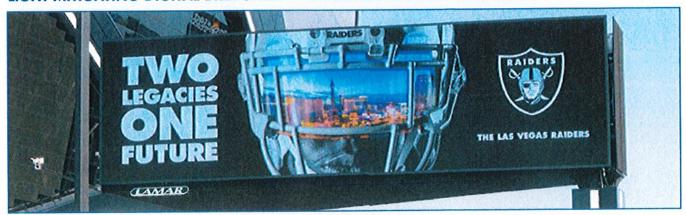






LIGHTDIRECT DB-6650 OVERVIEW SPECIFICATIONS

LIGHT MITIGATING DIGITAL BILLBOARD — LAMAR OUTDOOR ADVERTISING



Brightness*:

6,500 nits when shipped; 5,000 nits at year 10 guarantee

Service Access:

Front and rear access-standard

Environmental Protection:

Fully-sealed IP-67 module, fully-sealed power supply, and PLR

LEDs per Pixel:

3 color matched LEDs: 1 red, 1 green, 1 blue

Viewing Angle:

Beam width: +30°/-30°

Vertical viewing angle (up/down): -10°/+30°

Compliance Information:

UL, cUL, UL-Energy Verified, IBC 2018, FCC Compliant

Operating Temperature:

-30° to +120° F (-34° to +49° C)

Contrast:

Improved, non-reflective louver design

Color Capability:

19 bit - 144 quadrillion

Light Control Standards:

Complies with local, federal, and industry light output standards

Diagnostics:

Advanced diagnostics checks the following:

- Module and display temperatures
- Display dimming
- Non-visual alerts
- Visual inspection

Filterless Display:

Less maintenance, sealed components with increased reliability

Display Calibration:

Factory calibrated individual LEDs

Display Dimming:

256 dimming levels

SmartLink™:

Remote control and redundant communication

Multidirectional Light Sensor System:

Multi-direction sensing with power-saving algorithms

Surge Suppression:

Standard

DIGITAL BILLBOARD MODEL SPECIFICATIONS

SIZE (INDUSTRY NAMES)	DISPLAY SIZE ACTIVE AREA	OVERALL DISPLAY SIZE	ROWS AND	PIXEL SPACING (mm)	DISPLAY	OPERATING AMPS**	POWER REQUIREMENTS
10' x 20'	9'3" x 18'5"	9'9" x 18'11"	140 x 280 168 x 336	20 MT 16 MT	1,950 lbs (886 kg)	4 amps	24 amps
11' x 22' (Poster)	10'6" x 21'0"	11'0" x 21'6"	160 x 320 192 x 384	20 MT 16 MT	2,400 lbs (1,091 kg)	4 amps	28 amps
12' x 24' (Mid-Size Poster)	11'10" x 23' 8"	12'4" x 24' 2"	180 x 360 216 x 432	20 MT 16 MT	3,300 lbs (1,500 kg)	5 amps	35 amps
9' x 32'	9'3" x 31'6"	9'9" x 32'0"	140 x 480 168 x 576	20 MT 16 MT	3,050 lbs (1,386 kg)	6 amps	37 amps
10'6" x 36' (Jr. Bulletin)	10'6" x 35'6"	11'0" x 36'0"	160 x 540 192 x 648	20 MT 16 MT	3,800 lbs (1,727 kg)	7 amps	46 amps
14' x 28' (Super Poster)	13'2" x 27'7"	13'8" x 28'1"	200 x 420 240 x 504	20 MT 16 MT	4,000 lbs (1,818 kg)	7 amps	44 amps
14' x 36'	13'2"x 35'6"	13'8" x 36'0"	200 x 540 240 x 648	20 MT 16 MT	5,050 lbs (2,295 kg)	8 amps	56 amps
14' x 48' (Bulletin)	13'2" x 47'3"	13'8" x 47'9"	200 x 720 240 x 864	20 MT 16 MT	6,550 lbs (2,977 kg)	11 amps	73 amps
18' x 60' (Spectacular)	17'1" x 59'1"	17'7" x 59'7"	260 x 900 312 x 1080	20 MT 16 MT	10,350 lbs (4,705 kg)	17 amps	118 amps

^{*}Brightness can be adjusted to meet local regulations.

For precise measurements, request a Daktronics shop and riser drawing.



201 Daktronics Drive, PO Box 5128, Brookings, SD 57006 Phone: 1-800-325-8766 or 605-692-0200 Fax: 605-697-4746 110322



^{**}Measurements based on content over a 24 hour period.