

**RESOLUTION NO. 2024-10**

**A RESOLUTION OF THE BOROUGH OF MANOR,  
COUNTY OF WESTMORELAND, COMMONWEALTH OF  
PENNSYLVANIA, GRANTING PRELIMINARY AND  
FINAL APPROVAL WITH CONDITIONS TO THE PT  
COMMERCIAL COURT LAND DEVELOPMENT.**

WHEREAS, the Borough of Manor has received a request for preliminary and final approval of a land development known as the PT Commercial Court Land Development, located in Penn Township and Manor Borough, known as tax map numbers 55-13-00-0-218 (Penn Township Parcel) and 19-01-06-00-001 (Manor Borough Parcel). The Manor Borough Parcel is located in Light Industrial (L-I) zoning district; and

WHEREAS, the applicant desires to use the Manor Parcel as indoor self-storage facility and outdoor RV/Boat Storage, which is a special exception pursuant to the Manor Borough Zoning Ordinance.

WHEREAS, the plan was previously granted preliminary approval with conditions per Resolutions 2023-03 enacted February 15, 2023. All of the conditions from Resolution 2023-03 remain applicable.

WHEREAS, the Borough is desirous of granting preliminary and final approval to the PT Commercial Court Plan with the following conditions:

NOW, THEREFORE, BE IT RESOLVED by Council of the Borough of Manor, in regular meeting assembled by authority of the same that the preliminary and final approval of the PT Commercial Court Land Development is granted with the following conditions:

1. Compliance with Resolution No. 2023-03.
2. The Developer/Applicant shall carry out the same landscaping requirements from the Penn Township Parcel to the Manor Borough Parcel to maintain continuity.
3. The Developer/Applicant shall obtain the necessary approval for a special exception via the Zoning Hearing Board for the desired use of “unit storage”.
4. If the Special Exception is obtained by the Developer/Applicant, the accessory use of outdoor storage of RVs and boats shall be in conformance with the following requirements:
  - a. The following motorized vehicles/boats shall not be permitted to be stored:
    - i. Regular or farm trucks/tractors;
    - ii. Trailer or semi-trailer;
    - iii. Recreational cargo trailer;
    - iv. Buses;

- v. Limousines;
  - vi. Passenger vehicles;
  - vii. Motorcycles;
  - viii. Motor-drive cycles;
  - ix. Ambulances;
  - x. Hearses;
  - xi. Taxis;
  - xii. School buses / School vehicles;
  - xiii. Implements of husbandry;
  - xiv. Special mobile equipment; and
  - xv. ATVs /UTVs
- b. The limit of motorized vehicles/boats to be stored outside shall not exceeds 35 spaces;
  - c. The outdoor motorized vehicles/boats shall only be stored between the two (2) proposed main buildings and shall not be permitted on the northwest side of the Manor Parcel;
  - d. All motorized vehicles/boats shall have current registration and inspection with proper state authority, as applicable;
  - e. The designated outdoor motorized vehicles/boats spaces shall not interfere with Emergency Services;
  - f. Outdoor storage spaces for motorized vehicles/boats may not be used in the calculation for required parking; and
  - g. The Developer/Applicant shall provide an updated drawing of the location of the motorized vehicle/boat outdoor storage parking.
5. Developer/Applicant shall comply with all federal, state and local laws, and enter into a developer’s agreement and any other agreements as prescribed by Manor Borough ordinances.

**BE IT FURTHER RESOLVED** that nothing contained in this Resolutions of acceptance shall be construed as acceptance by the Council of Manor Borough of any streets, easements, whether for water lines, utility lines, sanitary sewer systems, or any other feature of the plan for maintenance by the Borough of Manor.

BE IT FURTHER RESOLVED that the Secretary of Borough of Manor is hereby directed to forward a certified copy of the within Resolution to the Developer/Applicant within five (5) days from the date of enactment hereof

RESOLVED IN COUNCIL this 17<sup>th</sup> day of July, 2024.

ATTEST:

BOROUGH OF MANOR

\_\_\_\_\_  
Secretary

By: \_\_\_\_\_  
Dawn Lynn, Vice-President

**CERTIFICATION**

I, Joseph Lapia, duly qualified Secretary-Treasurer of the Borough Council of the Borough of Manor, Westmoreland County, Pennsylvania, do hereby certify that the foregoing Resolution No. 2024-10 is a true and correct copy of the original Resolution No. 2024-10 duly passed and adopted by a majority vote of the Borough Council of the Borough of Manor at a duly advertised and convened regular meeting held on the 17<sup>th</sup> day of July, 2024, and that the minutes of said meeting showing how each member voted have been duly recorded in the official minutes of said Borough and remains in effect as of this date.

**IN WITNESS WHEREOF**, I affix my hand and attach the seal of the Borough of Manor, this 17<sup>th</sup> day of July, 2024.

Certified to by:

\_\_\_\_\_  
Joseph Lapia, Secretary-Treasurer