

Manor Township Zoning Hearing Board Agenda

Wednesday, March 1, 2023

Time: 7:00 P.M.

1. Call to Order
2. Pledge of Allegiance to the Flag
3. Approve the minutes from the January 4, 2023 Meeting
4. New Business

Case #2-2023: Applicant: Cellco Partnership d/b/a Verizon Wireless, 512 Township Line Road, Building 2, Floor 3, Blue Bell, PA 19422. The applicant is requesting variances to Sections 425-26(B), 425-61(B)(4), 425-69(B), 425-26(D), and 425-37 of the Manor Township Zoning Ordinance. The applicant is proposing to construct a 153' monopole having an overall height of 158' factoring in the height of a 5' lightning rod and associated improvements and equipment including a 4' x 11' concrete pad with equipment cabinets, 4' x 7' concrete pad with outdoor generator, utility frame, meter bank, cable ice bridge and an 8' chain link fence in the Village (V) Zoning District. The applicant is requesting to allow a tower setback of 30' (minimum required: 158') and a total lot area of 1.9 acres (minimum required 2 acres). The property in question is located at 425 Shultz Rd, Washington Boro, PA 17582, Tax ID 410-36318-0-0000 and is in the Village (V) Zone.

Case #3-2023: Applicant: Meadow Lane Dairy, 3392 Blue Rock Rd, Lancaster, PA 17603. The applicant is requesting a special exception to section 425-11.G.(1) of the Manor Township Zoning Ordinance. The applicant seeks to increase the lot coverage on the subject parcel beyond the 10% criteria as noted in the ordinance. The existing lot coverage is 13.57% and the applicant is requesting an increase in lot coverage to 16.91%. The property in question is located at 3280 Blue Rock Road, Lancaster, PA 17603, Tax ID 410-10743-0-0000 and is in the Agricultural (A) Zone.

5. Adjourn