

# Manor Township Zoning Hearing Board Agenda

**Wednesday, April 3, 2024**

**Time: 6:00 P.M.**

1. Call to Order
2. Pledge of Allegiance to the Flag
3. Approve the minutes from the March 6, 2024 Meeting
4. Appointment of the Zoning Hearing Board Solicitor for the remainder of 2024.
  - 2024 Solicitor appointed on 2/7/24: Blakinger Thomas, PC – Susan P. Peipher
  - New Recommended Solicitor: Appel, Yost & Zee, LLP – Susan P. Peipher
5. New Business
  - A) Case #2-2024: Wayne Pagan, 2521 Gamber Road, Washington Boro, PA 17582. The applicant is proposing to install an Accessory Dwelling Unit on the property located at 2521 Gamber Rd for occupancy by a family member. The applicant is requesting a Variance to section 425-73.D. (Utilities). The applicant is requesting to install new separate utilities for the proposed accessory dwelling unit that would not be physically connected to the principal dwelling's utilities on the same lot. The property in question is located at 2521 Gamber Road, Washington Boro, PA 17582, Tax ID 410-19864-0-0000 and is in the Agricultural (A) Zone.
  - B) Case #3-2024: James F. & Deborah L. Colgrove, 74 Pittsburg Hill Rd, Conestoga, PA 17516. The applicant is proposing to subdivide and transfer 3.44 acres from 3560 River Road to 74 Pittsburg Hill Rd. The resultant lot of 74 Pittsburg Hill Rd would become approximately 4.54 acres (non-conforming lot size) and 3560 River Rd would be 2.36 acres (continuation of existing non-conforming lot size). A Variance is being requested for the resultant lot size of 74 Pittsburg Hill Rd which will become non-conforming. The property in question is located at 74 Pittsburg Hill Rd, Conestoga, PA 17516, Tax ID 410-71502-0-0000 and is in the Agricultural (A) Zone.
  - C) Case #4-2024: Central Manor Church, 387 Penn Street, Washington Boro, PA 17582. The applicant is requesting a Special Exception pursuant to Section 425-62.A(1)(b) of the Zoning Ordinance to authorize a church and related uses consisting of a combined maximum of 35,000 square feet of building area. The applicant is also requesting a Variance from Section 425-62.A(1)(b) of the Zoning Ordinance to authorize a church and related uses in excess of 20,000 square feet of building area without direct access to an arterial or collector

road. The property in question is located at 242 Bender Road, Millersville, PA 17551, Tax ID 410-93319-0-0000 and is in the Low-Density Residential Flex (RL1) Zone.

D) Case #5-2024: Lancaster County Solid Waste Management Authority (“LCSWMA”), 1299 Harrisburg Avenue, Lancaster, PA 17603. The applicant is requesting to amend Section IV, Paragraph 16(a) of the Manor Township Zoning Hearing Board Decision dated June 5, 1986 to allow a portion of the former PPL utility corridor property to be incorporated into the Creswell landfill. The property in question is a consolidated tract on the Southeast side of River Road between Indian Marker Road and Letort Road (2595 River Rd, Conestoga, PA 17516), Tax ID 410-40015-0-0000 and is in the Excavation (E) Zone.

6. Adjourn