

Manor Township Zoning Hearing Board Agenda

Tuesday, July 9, 2024

Time: 7:00 P.M.

1. Call to Order
2. Pledge of Allegiance to the Flag
3. Approve the minutes from the June 5, 2024 Meeting
4. Old Business
 - a) Case #8-2024: Franklin View Farms, 1700 Prospect Rd, Washington Boro, PA 17582. The applicant is requesting a Special Exception pursuant to Section 425-11.G(1) of the Zoning Ordinance to permit the increase in the total lot coverage on their property to 17.5%. The property in question is owned by James L. & Nelson R. Breneman and is located at 1700 Prospect Rd, Washington Boro, PA 17582, Tax ID 410-12441-0-0000 and is in the Agricultural (A) Zone.
5. New Business
 - a) Case #9-2024: Barley Farms LP (Robert Barley) Star Rock Services, 175 Chestnut Grove Rd, Conestoga, PA 17516. The applicant is requesting a Variance pursuant to Section 425-104.1.B(4) of the Zoning Ordinance to permit an Accessory Solar Energy System (ASES) that exceeds the maximum permitted surface area of all individual solar panels. The proposed total surface area of all solar panels is 56,545 square feet. The property in question is located at 141 Chestnut Grove Rd, Conestoga, PA 17516, Tax ID 410-66770-0-0000 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 seeking to amend a prior zoning decision dated 4/3/24 to increase the lot size of 74 Pittsburg Hill Rd. The amended variance request would subdivide 3.712 acres from 3560 River Road and transfer said acreage to 74 Pittsburg Hill Rd. The resultant lot of 74 Pittsburg Hill Rd would become approximately 4.812 acres (non-conforming lot size) and 3560 River Rd would be 2.044 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 #10-2024: Chad J Eshleman & Jennifer C Kennen, 328 Ironstone Ridge Rd, Lancaster, PA 17603. The applicant is requesting a Variance pursuant to section 425-11(B)(8)(e) to

permit the noncommercial keeping of livestock in the Low Density Residential Zone and allow the applicant to keep 8 chickens on his property as pets. The applicant is also appealing the enforcement notice which was issued against them for alleged violations of Section 425-11(B)(8)(e). The property in question is located at 328 Ironstone Ridge Rd, Lancaster, PA 17603, Tax ID 410-95228-0-0000 and is in the Low Density Residential (RL) Zone.

6. Adjourn