

Manor Township Planning Commission Agenda

Meeting Location:
Penn Manor Middle School
2950 Charlestown Rd, Lancaster, PA 17603

Wednesday, March 12, 2025

Time: 7:00 P.M.

1. Call to Order
2. Pledge of Allegiance to the Flag
3. Roll Call
4. Approve the minutes from the February 10, 2025 meeting
5. New Business

- a. **Briefing Item - 24-009– Final Minor Subdivision Plan for the Diehl Property at 456 Walnut Hill Rd.** – The purpose of this plan is to subdivide 456 Walnut Hill Road into two lots.

Requested Modifications include: 388-19.A (Plan Scale), 388-42.G.(1)(b) (Right-of-way), and 388-49.G (Riparian Buffer).

Recommended Action 1: Motion to move the Final Minor Subdivision Plan for the Diehl Property at 456 Walnut Hill Rd from a briefing to an action item.

Recommended Action 2: Motion to recommend to the Board of Supervisors to conditionally approve the requested modifications for the Final Minor Subdivision Plan for the Diehl Property at 456 Walnut Hill Rd based on the justification and alternative provided and subject to the Rettew review letter dated March 6, 2025.

Recommended Action 3: Motion to recommend to the Board of Supervisors to conditionally approve the Final Minor Subdivision Plan for the Diehl Property at 456 Walnut Hill Rd based on the justification and alternative provided and subject to the Rettew review letter dated March 6, 2025.

- b. **Briefing Item – Kready Farm LLC – Petition to Amend the Manor Township Zoning Ordinance and Zoning Map** – High Properties/Kready Farm LLC ("Petitioner"). The Petitioner is the record owner of ten (10) parcels of real property comprising approximately 476.5 contiguous acres located east of South Centerville Road, north of Charlestown Road, and west of Millersville Road in Manor Township, Lancaster County, Pennsylvania ("Property"). To facility the comprehensive redevelopment of the Property with a mix of residential, commercial, institutional, recreational, and industrial uses, the Petitioner desires to, among other things, to i) amend the Township Zoning Map to rezone portions of the Property to the Mixed Residential/Commercial Zone; and ii) to amend the Manor Township Zoning Ordinance to establish a new overlay zoning district known as the Mixed-Use Campus Zone.

6. Public Comment
7. Adjourn