

# **Manor Township Zoning Hearing Board Agenda**

**Location: 950 W. Fairway Drive, Lancaster, PA 17603**

**Tuesday, June 10, 2025**

**Time: 7:00 P.M.**

1. Call to Order
2. Pledge of Allegiance to the Flag
3. Approve the minutes from the May 7, 2025 Meeting
4. Old Business
  - a) Case #5-2023: Substantive Challenge to Zoning Ordinance and Map, 289 Donerville Road. The applicant is requesting that the commencement of the hearing on this challenge be delayed until December 31, 2025.
  - b) Case #5-2025: Applicant: Barley Farms LP (Robert Barley, Star Rock Services), 175 Chestnut Grove Rd, Conestoga, PA 17516. 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 15.53% and the applicant is requesting an increase in lot coverage to 16.33%. The applicant also requests 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 total permitted surface area of individual solar panels. The proposed total surface area of all solar panels is 61,442 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.
5. New Business
  - a) Case #7-2025: Applicant: Hari Niroula, 321 Post Oak Rd, Lancaster, PA 17603. The applicant is requesting a Variance to section 425-17.B. (Permitted Uses) of the Manor Township Zoning Ordinance. The applicant seeks to convert an existing office building into a 13-room rental facility offering individual rooms for residential rental purposes. The property is owned by RAA Capital LLC, Dhakar Bhandari, and Pabitra Dhungana. The property in question is located at 2306 Columbia Ave, Lancaster, PA 17603, Tax ID 410-81240-0-0000 and is in the General Commercial (GC) Zone.
  - b) Case #8-2025: Applicant: Paradise Solar and Electrical, 128 Red Lion Rd., Southampton, NJ 08088. 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 total permitted surface area of individual solar panels. The proposed total surface area of all solar panels is 1,800 square feet. The property in question is owned by Robert Musser, is located at 547 Donerville Road, Lancaster, PA 17603, Tax ID 410-95991-0-0000 and is in the Rural (R) Zone.
6. Adjourn