

Manor Township Zoning Hearing Board Agenda
Location: 950 W. Fairway Drive, Lancaster, PA 17603

Wednesday, August 6, 2025

Time: 7:00 P.M.

1. Call to Order
2. Pledge of Allegiance to the Flag
3. Approve the minutes from the June 10, 2025 Meeting
4. New Business
 - a) Case #9-2025: Applicant: Stump's Decks and Porches, 2458 Division Highway, Ephrata, PA 17522. The applicant is requesting a variance to section 425-29.E. (Design Standards) & 425 Attachment 5 of the Manor Township Zoning Ordinance. The applicant seeks to construct a deck to the rear of the home fifteen feet from the rear property line where a twenty-foot setback is required. The property in question is owned by Matthew D & Barbara R Carlson, is located at 124 Sawgrass Dr, Millersville, PA 17551, Tax ID 410-16896-0-0000 and is in the High Density Residential Flex (RH1) Zone.
 - b) Case #10-2025: Applicant: Steve Hodgen, 2017 Plymouth Rd, Lancaster, PA 17603. The applicant is requesting a variance to section 425-14.E. (Design Standards) & 425 Attachment 1 of the Manor Township Zoning Ordinance. The applicant seeks to construct an attached carport to the side of the home five feet from the side property line where a ten-foot setback is required. The property in question is located at 2017 Plymouth Rd, Lancaster, PA 17603, Tax ID 410-91042-0-0000 and is in the Medium Density Residential (RM) Zone.
 - c) Case #11-2025: Applicant: Turkey Hill Dairy, 2601 River Road, Conestoga, PA 17516. The applicant is requesting variances pursuant to Sections 425-19.F.(2), 425-38, and 425-40.B. of the Zoning Ordinance. The applicant is proposing to subdivide a parcel from the existing tract to construct a new cold storage distribution center. The proposal requires a five-foot setback to the North and East sides of the property where a thirty-foot setback is required. The applicant is also seeking a variance to the requirement for direct access to a public road and relief from the fifteen-foot access drive setback requirement. The property in question is owned by You Scream PA LLC, is located at 2601 River Road, Conestoga, PA 17516, Tax ID 410-27765-0-0000 and is in the Industrial (I) Zone.
 - d) Case #12-2025: Applicant: Aaron's Acres, 1861 Charter Ln, Suite 114, Lancaster, PA 17601. The applicant is requesting a variance to section 425-14.B. of the Manor Township Zoning Ordinance. The applicant seeks a use variance to operate a commercial daycare or commercial school in addition to administrative offices and a summer camp. The property in question is owned by Grace Baptist Church of Millersville, is located at 121 Walnut Hill Rd, Millersville, PA 17551, Tax ID 410-91127-0-0000 and 410-91127-4-0001, and is in the Medium Density Residential (RM) Zone.
5. Adjourn