

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

Wednesday, October 1, 2025

Time: 7:00 P.M.

1. Call to Order
2. Pledge of Allegiance to the Flag
3. Approve the minutes of the September 3, 2025 Meeting
4. Old Business
 - a) Case #11-2025: Applicant: Stephen A. & Deborah A. Shertzer, 421 Central Manor Rd, Mountville, PA 17554. The applicant is requesting a Variance pursuant to Sections 421-11.D.(2)(b) (Lot Area Requirements) of the Zoning Ordinance. The applicant is proposing to subdivide a parcel from the existing 1.927-acre tract to construct a single-family dwelling. A two-acre minimum is required by the ordinance to subdivide a new lot. The property in question is located at 421 Central Manor Rd, Mountville, PA 17554, Tax ID 410-71306-0-0000 and is in the Agricultural (A) Zone.
5. New Business
 - a) Case #16-2025: Applicant: Jonathan Keenen, 2475 Gamber Road, Washington Boro, PA 17582. The applicant is requesting a Special Exception under section 425-114 (Substitution of non-conforming use) of the Zoning Ordinance. The current use of the subject property is a non-conforming welding fabrication shop. The applicant is proposing to substitute the existing use with the non-conforming use of an excavation and concrete masonry contractor shop. The property in question is owned by Delvin L Kropf, located at 527 Letort Rd, Washington Boro, PA 17582, Tax ID 410-89120-0-0000 and is in the Low-Density Residential (RL) Zone.
6. Adjourn