

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

Wednesday, November 5, 2025

Time: 7:00 P.M.

1. Call to Order
2. Pledge of Allegiance to the Flag
3. Approve the minutes of the October 1, 2025 Meeting
4. New Business
 - a. Case #17-2025: Applicant: A. Steven Funk, 65 Penn Street, Washington Boro, PA 17852. The applicant is requesting a Variance to section 425-12.F. (Minimum Lot Width) of the Manor Township Zoning Ordinance. The applicant is proposing a lot line adjustment with the resultant lot widths being smaller than the required minimum lot width of 175'. The properties in question are owned by the Applicant, are located at 2189 River Road, Washington Boro, PA 17582, Tax ID 410-85881-0-0000 and 2193 River Road, Washington Boro, PA 17582, Tax ID 410-86469-00000, and are in the Rural Zone and Floodplain Zone Overlay.
 - b. Case #18-2025: Applicant: Andrew K. & Rebecca S. Palmisano, 544 Shultz Road, Washington Boro, PA 17582. The applicant is requesting a Variance to section 425-73A. (Accessory Dwelling Unit Square Footage) of the Manor Township Zoning Ordinance. The applicant seeks a variance to modify an existing garage building with approved rough ins to accommodate a 1,448 square foot accessory dwelling unit. The property in question is located at 544 Shultz Road, Washington Boro, PA 17582, Tax ID 410-15348-0-0000 and is in the Agricultural Zone.
 - c. Case #19-2025: Applicant: Turkey Hill Dairy, 2601 River Road, Conestoga, PA 17516. The applicant is requesting a Variance pursuant to Sections 425-40.B. (Access Drive Setback) of the Zoning Ordinance. The applicant is proposing to install an access drive that encroaches into the required fifteen-foot setback along the northern and southern sides of the proposed access drive. The property in question is located at 2601 River Road, Conestoga, PA 17516, Tax ID 410-27765-0-0000 and is in the Industrial Zone.
 - d. Case #20-2025: Applicant: Brad M. & Heather D. Botchlet, 27 E. Main Street, Strasburg, PA 17579. The applicant is requesting a Special Exception pursuant to Sections 425-50 (Agritainment) of the Zoning Ordinance. The applicant is proposing to operate a seasonal event venue utilizing temporary structures on the subject property. The property in question is owned by Pamela Rae Neville, is located at 35 Highville Road, Millersville, PA 17551, Tax ID 410-76243-0-0000 and is in the Agricultural Zone.
5. Adjourn

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

Wednesday, November 5, 2025

Time: 7:00 P.M.

1. Call to Order
2. Pledge of Allegiance to the Flag
3. Approve the minutes of the October 1, 2025 Meeting
4. New Business
 - a. Case #17-2025: Applicant: A. Steven Funk, 65 Penn Street, Washington Boro, PA 17852. The applicant is requesting a Variance to section 425-12.F. (Minimum Lot Width) of the Manor Township Zoning Ordinance. The applicant is proposing a lot line adjustment with the resultant lot widths being smaller than the required minimum lot width of 175'. The properties in question are owned by the Applicant, are located at 2189 River Road, Washington Boro, PA 17582, Tax ID 410-85881-0-0000 and 2193 River Road, Washington Boro, PA 17582, Tax ID 410-86469-00000, and are in the Rural Zone and Floodplain Zone Overlay.
 - b. Case #18-2025: Applicant: Andrew K. & Rebecca S. Palmisano, 544 Shultz Road, Washington Boro, PA 17582. The applicant is requesting a Variance to section 425-73A. (Accessory Dwelling Unit Square Footage) of the Manor Township Zoning Ordinance. The applicant seeks a variance to modify an existing garage building with approved rough ins to accommodate a 1,448 square foot accessory dwelling unit. The property in question is located at 544 Shultz Road, Washington Boro, PA 17582, Tax ID 410-15348-0-0000 and is in the Agricultural Zone.
 - c. Case #19-2025: Applicant: Turkey Hill Dairy, 2601 River Road, Conestoga, PA 17516. The applicant is requesting a Variance pursuant to Sections 425-40.B. (Access Drive Setback) of the Zoning Ordinance. The applicant is proposing to install an access drive that encroaches into the required fifteen-foot setback along the northern and southern sides of the proposed access drive. The property in question is located at 2601 River Road, Conestoga, PA 17516, Tax ID 410-27765-0-0000 and is in the Industrial Zone.
 - d. Case #20-2025: Applicant: Brad M. & Heather D. Botchlet, 27 E. Main Street, Strasburg, PA 17579. The applicant is requesting a Special Exception pursuant to Sections 425-50 (Agritainment) of the Zoning Ordinance. The applicant is proposing to operate a seasonal event venue utilizing temporary structures on the subject property. The property in question is owned by Pamela Rae Neville, is located at 35 Highville Road, Millersville, PA 17551, Tax ID 410-76243-0-0000 and is in the Agricultural Zone.
5. Adjourn

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

Wednesday, November 5, 2025

Time: 7:00 P.M.

1. Call to Order
2. Pledge of Allegiance to the Flag
3. Approve the minutes of the October 1, 2025 Meeting
4. New Business
 - a. Case #17-2025: Applicant: A. Steven Funk, 65 Penn Street, Washington Boro, PA 17852. The applicant is requesting a Variance to section 425-12.F. (Minimum Lot Width) of the Manor Township Zoning Ordinance. The applicant is proposing a lot line adjustment with the resultant lot widths being smaller than the required minimum lot width of 175'. The properties in question are owned by the Applicant, are located at 2189 River Road, Washington Boro, PA 17582, Tax ID 410-85881-0-0000 and 2193 River Road, Washington Boro, PA 17582, Tax ID 410-86469-00000, and are in the Rural Zone and Floodplain Zone Overlay.
 - b. Case #18-2025: Applicant: Andrew K. & Rebecca S. Palmisano, 544 Shultz Road, Washington Boro, PA 17582. The applicant is requesting a Variance to section 425-73A. (Accessory Dwelling Unit Square Footage) of the Manor Township Zoning Ordinance. The applicant seeks a variance to modify an existing garage building with approved rough ins to accommodate a 1,448 square foot accessory dwelling unit. The property in question is located at 544 Shultz Road, Washington Boro, PA 17582, Tax ID 410-15348-0-0000 and is in the Agricultural Zone.
 - c. Case #19-2025: Applicant: Turkey Hill Dairy, 2601 River Road, Conestoga, PA 17516. The applicant is requesting a Variance pursuant to Sections 425-40.B. (Access Drive Setback) of the Zoning Ordinance. The applicant is proposing to install an access drive that encroaches into the required fifteen-foot setback along the northern and southern sides of the proposed access drive. The property in question is located at 2601 River Road, Conestoga, PA 17516, Tax ID 410-27765-0-0000 and is in the Industrial Zone.
 - d. Case #20-2025: Applicant: Brad M. & Heather D. Botchlet, 27 E. Main Street, Strasburg, PA 17579. The applicant is requesting a Special Exception pursuant to Sections 425-50 (Agritainment) of the Zoning Ordinance. The applicant is proposing to operate a seasonal event venue utilizing temporary structures on the subject property. The property in question is owned by Pamela Rae Neville, is located at 35 Highville Road, Millersville, PA 17551, Tax ID 410-76243-0-0000 and is in the Agricultural Zone.
5. Adjourn

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

Wednesday, November 5, 2025

Time: 7:00 P.M.

1. Call to Order
2. Pledge of Allegiance to the Flag
3. Approve the minutes of the October 1, 2025 Meeting
4. New Business
 - a. Case #17-2025: Applicant: A. Steven Funk, 65 Penn Street, Washington Boro, PA 17852. The applicant is requesting a Variance to section 425-12.F. (Minimum Lot Width) of the Manor Township Zoning Ordinance. The applicant is proposing a lot line adjustment with the resultant lot widths being smaller than the required minimum lot width of 175'. The properties in question are owned by the Applicant, are located at 2189 River Road, Washington Boro, PA 17582, Tax ID 410-85881-0-0000 and 2193 River Road, Washington Boro, PA 17582, Tax ID 410-86469-00000, and are in the Rural Zone and Floodplain Zone Overlay.
 - b. Case #18-2025: Applicant: Andrew K. & Rebecca S. Palmisano, 544 Shultz Road, Washington Boro, PA 17582. The applicant is requesting a Variance to section 425-73A. (Accessory Dwelling Unit Square Footage) of the Manor Township Zoning Ordinance. The applicant seeks a variance to modify an existing garage building with approved rough ins to accommodate a 1,448 square foot accessory dwelling unit. The property in question is located at 544 Shultz Road, Washington Boro, PA 17582, Tax ID 410-15348-0-0000 and is in the Agricultural Zone.
 - c. Case #19-2025: Applicant: Turkey Hill Dairy, 2601 River Road, Conestoga, PA 17516. The applicant is requesting a Variance pursuant to Sections 425-40.B. (Access Drive Setback) of the Zoning Ordinance. The applicant is proposing to install an access drive that encroaches into the required fifteen-foot setback along the northern and southern sides of the proposed access drive. The property in question is located at 2601 River Road, Conestoga, PA 17516, Tax ID 410-27765-0-0000 and is in the Industrial Zone.
 - d. Case #20-2025: Applicant: Brad M. & Heather D. Botchlet, 27 E. Main Street, Strasburg, PA 17579. The applicant is requesting a Special Exception pursuant to Sections 425-50 (Agritainment) of the Zoning Ordinance. The applicant is proposing to operate a seasonal event venue utilizing temporary structures on the subject property. The property in question is owned by Pamela Rae Neville, is located at 35 Highville Road, Millersville, PA 17551, Tax ID 410-76243-0-0000 and is in the Agricultural Zone.
5. Adjourn

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

Wednesday, November 5, 2025

Time: 7:00 P.M.

1. Call to Order
2. Pledge of Allegiance to the Flag
3. Approve the minutes of the October 1, 2025 Meeting
4. New Business
 - a. Case #17-2025: Applicant: A. Steven Funk, 65 Penn Street, Washington Boro, PA 17852. The applicant is requesting a Variance to section 425-12.F. (Minimum Lot Width) of the Manor Township Zoning Ordinance. The applicant is proposing a lot line adjustment with the resultant lot widths being smaller than the required minimum lot width of 175'. The properties in question are owned by the Applicant, are located at 2189 River Road, Washington Boro, PA 17582, Tax ID 410-85881-0-0000 and 2193 River Road, Washington Boro, PA 17582, Tax ID 410-86469-00000, and are in the Rural Zone and Floodplain Zone Overlay.
 - b. Case #18-2025: Applicant: Andrew K. & Rebecca S. Palmisano, 544 Shultz Road, Washington Boro, PA 17582. The applicant is requesting a Variance to section 425-73A. (Accessory Dwelling Unit Square Footage) of the Manor Township Zoning Ordinance. The applicant seeks a variance to modify an existing garage building with approved rough ins to accommodate a 1,448 square foot accessory dwelling unit. The property in question is located at 544 Shultz Road, Washington Boro, PA 17582, Tax ID 410-15348-0-0000 and is in the Agricultural Zone.
 - c. Case #19-2025: Applicant: Turkey Hill Dairy, 2601 River Road, Conestoga, PA 17516. The applicant is requesting a Variance pursuant to Sections 425-40.B. (Access Drive Setback) of the Zoning Ordinance. The applicant is proposing to install an access drive that encroaches into the required fifteen-foot setback along the northern and southern sides of the proposed access drive. The property in question is located at 2601 River Road, Conestoga, PA 17516, Tax ID 410-27765-0-0000 and is in the Industrial Zone.
 - d. Case #20-2025: Applicant: Brad M. & Heather D. Botchlet, 27 E. Main Street, Strasburg, PA 17579. The applicant is requesting a Special Exception pursuant to Sections 425-50 (Agritainment) of the Zoning Ordinance. The applicant is proposing to operate a seasonal event venue utilizing temporary structures on the subject property. The property in question is owned by Pamela Rae Neville, is located at 35 Highville Road, Millersville, PA 17551, Tax ID 410-76243-0-0000 and is in the Agricultural Zone.
5. Adjourn

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

Wednesday, November 5, 2025

Time: 7:00 P.M.

1. Call to Order
2. Pledge of Allegiance to the Flag
3. Approve the minutes of the October 1, 2025 Meeting
4. New Business
 - a. Case #17-2025: Applicant: A. Steven Funk, 65 Penn Street, Washington Boro, PA 17852. The applicant is requesting a Variance to section 425-12.F. (Minimum Lot Width) of the Manor Township Zoning Ordinance. The applicant is proposing a lot line adjustment with the resultant lot widths being smaller than the required minimum lot width of 175'. The properties in question are owned by the Applicant, are located at 2189 River Road, Washington Boro, PA 17582, Tax ID 410-85881-0-0000 and 2193 River Road, Washington Boro, PA 17582, Tax ID 410-86469-00000, and are in the Rural Zone and Floodplain Zone Overlay.
 - b. Case #18-2025: Applicant: Andrew K. & Rebecca S. Palmisano, 544 Shultz Road, Washington Boro, PA 17582. The applicant is requesting a Variance to section 425-73A. (Accessory Dwelling Unit Square Footage) of the Manor Township Zoning Ordinance. The applicant seeks a variance to modify an existing garage building with approved rough ins to accommodate a 1,448 square foot accessory dwelling unit. The property in question is located at 544 Shultz Road, Washington Boro, PA 17582, Tax ID 410-15348-0-0000 and is in the Agricultural Zone.
 - c. Case #19-2025: Applicant: Turkey Hill Dairy, 2601 River Road, Conestoga, PA 17516. The applicant is requesting a Variance pursuant to Sections 425-40.B. (Access Drive Setback) of the Zoning Ordinance. The applicant is proposing to install an access drive that encroaches into the required fifteen-foot setback along the northern and southern sides of the proposed access drive. The property in question is located at 2601 River Road, Conestoga, PA 17516, Tax ID 410-27765-0-0000 and is in the Industrial Zone.
 - d. Case #20-2025: Applicant: Brad M. & Heather D. Botchlet, 27 E. Main Street, Strasburg, PA 17579. The applicant is requesting a Special Exception pursuant to Sections 425-50 (Agritainment) of the Zoning Ordinance. The applicant is proposing to operate a seasonal event venue utilizing temporary structures on the subject property. The property in question is owned by Pamela Rae Neville, is located at 35 Highville Road, Millersville, PA 17551, Tax ID 410-76243-0-0000 and is in the Agricultural Zone.
5. Adjourn

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

Wednesday, November 5, 2025

Time: 7:00 P.M.

1. Call to Order
2. Pledge of Allegiance to the Flag
3. Approve the minutes of the October 1, 2025 Meeting
4. New Business
 - a. Case #17-2025: Applicant: A. Steven Funk, 65 Penn Street, Washington Boro, PA 17852. The applicant is requesting a Variance to section 425-12.F. (Minimum Lot Width) of the Manor Township Zoning Ordinance. The applicant is proposing a lot line adjustment with the resultant lot widths being smaller than the required minimum lot width of 175'. The properties in question are owned by the Applicant, are located at 2189 River Road, Washington Boro, PA 17582, Tax ID 410-85881-0-0000 and 2193 River Road, Washington Boro, PA 17582, Tax ID 410-86469-00000, and are in the Rural Zone and Floodplain Zone Overlay.
 - b. Case #18-2025: Applicant: Andrew K. & Rebecca S. Palmisano, 544 Shultz Road, Washington Boro, PA 17582. The applicant is requesting a Variance to section 425-73A. (Accessory Dwelling Unit Square Footage) of the Manor Township Zoning Ordinance. The applicant seeks a variance to modify an existing garage building with approved rough ins to accommodate a 1,448 square foot accessory dwelling unit. The property in question is located at 544 Shultz Road, Washington Boro, PA 17582, Tax ID 410-15348-0-0000 and is in the Agricultural Zone.
 - c. Case #19-2025: Applicant: Turkey Hill Dairy, 2601 River Road, Conestoga, PA 17516. The applicant is requesting a Variance pursuant to Sections 425-40.B. (Access Drive Setback) of the Zoning Ordinance. The applicant is proposing to install an access drive that encroaches into the required fifteen-foot setback along the northern and southern sides of the proposed access drive. The property in question is located at 2601 River Road, Conestoga, PA 17516, Tax ID 410-27765-0-0000 and is in the Industrial Zone.
 - d. Case #20-2025: Applicant: Brad M. & Heather D. Botchlet, 27 E. Main Street, Strasburg, PA 17579. The applicant is requesting a Special Exception pursuant to Sections 425-50 (Agritainment) of the Zoning Ordinance. The applicant is proposing to operate a seasonal event venue utilizing temporary structures on the subject property. The property in question is owned by Pamela Rae Neville, is located at 35 Highville Road, Millersville, PA 17551, Tax ID 410-76243-0-0000 and is in the Agricultural Zone.
5. Adjourn

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

Wednesday, November 5, 2025

Time: 7:00 P.M.

1. Call to Order
2. Pledge of Allegiance to the Flag
3. Approve the minutes of the October 1, 2025 Meeting
4. New Business
 - a. Case #17-2025: Applicant: A. Steven Funk, 65 Penn Street, Washington Boro, PA 17852. The applicant is requesting a Variance to section 425-12.F. (Minimum Lot Width) of the Manor Township Zoning Ordinance. The applicant is proposing a lot line adjustment with the resultant lot widths being smaller than the required minimum lot width of 175'. The properties in question are owned by the Applicant, are located at 2189 River Road, Washington Boro, PA 17582, Tax ID 410-85881-0-0000 and 2193 River Road, Washington Boro, PA 17582, Tax ID 410-86469-00000, and are in the Rural Zone and Floodplain Zone Overlay.
 - b. Case #18-2025: Applicant: Andrew K. & Rebecca S. Palmisano, 544 Shultz Road, Washington Boro, PA 17582. The applicant is requesting a Variance to section 425-73A. (Accessory Dwelling Unit Square Footage) of the Manor Township Zoning Ordinance. The applicant seeks a variance to modify an existing garage building with approved rough ins to accommodate a 1,448 square foot accessory dwelling unit. The property in question is located at 544 Shultz Road, Washington Boro, PA 17582, Tax ID 410-15348-0-0000 and is in the Agricultural Zone.
 - c. Case #19-2025: Applicant: Turkey Hill Dairy, 2601 River Road, Conestoga, PA 17516. The applicant is requesting a Variance pursuant to Sections 425-40.B. (Access Drive Setback) of the Zoning Ordinance. The applicant is proposing to install an access drive that encroaches into the required fifteen-foot setback along the northern and southern sides of the proposed access drive. The property in question is located at 2601 River Road, Conestoga, PA 17516, Tax ID 410-27765-0-0000 and is in the Industrial Zone.
 - d. Case #20-2025: Applicant: Brad M. & Heather D. Botchlet, 27 E. Main Street, Strasburg, PA 17579. The applicant is requesting a Special Exception pursuant to Sections 425-50 (Agritainment) of the Zoning Ordinance. The applicant is proposing to operate a seasonal event venue utilizing temporary structures on the subject property. The property in question is owned by Pamela Rae Neville, is located at 35 Highville Road, Millersville, PA 17551, Tax ID 410-76243-0-0000 and is in the Agricultural Zone.
5. Adjourn

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

Wednesday, November 5, 2025

Time: 7:00 P.M.

1. Call to Order
2. Pledge of Allegiance to the Flag
3. Approve the minutes of the October 1, 2025 Meeting
4. New Business
 - a. Case #17-2025: Applicant: A. Steven Funk, 65 Penn Street, Washington Boro, PA 17852. The applicant is requesting a Variance to section 425-12.F. (Minimum Lot Width) of the Manor Township Zoning Ordinance. The applicant is proposing a lot line adjustment with the resultant lot widths being smaller than the required minimum lot width of 175'. The properties in question are owned by the Applicant, are located at 2189 River Road, Washington Boro, PA 17582, Tax ID 410-85881-0-0000 and 2193 River Road, Washington Boro, PA 17582, Tax ID 410-86469-00000, and are in the Rural Zone and Floodplain Zone Overlay.
 - b. Case #18-2025: Applicant: Andrew K. & Rebecca S. Palmisano, 544 Shultz Road, Washington Boro, PA 17582. The applicant is requesting a Variance to section 425-73A. (Accessory Dwelling Unit Square Footage) of the Manor Township Zoning Ordinance. The applicant seeks a variance to modify an existing garage building with approved rough ins to accommodate a 1,448 square foot accessory dwelling unit. The property in question is located at 544 Shultz Road, Washington Boro, PA 17582, Tax ID 410-15348-0-0000 and is in the Agricultural Zone.
 - c. Case #19-2025: Applicant: Turkey Hill Dairy, 2601 River Road, Conestoga, PA 17516. The applicant is requesting a Variance pursuant to Sections 425-40.B. (Access Drive Setback) of the Zoning Ordinance. The applicant is proposing to install an access drive that encroaches into the required fifteen-foot setback along the northern and southern sides of the proposed access drive. The property in question is located at 2601 River Road, Conestoga, PA 17516, Tax ID 410-27765-0-0000 and is in the Industrial Zone.
 - d. Case #20-2025: Applicant: Brad M. & Heather D. Botchlet, 27 E. Main Street, Strasburg, PA 17579. The applicant is requesting a Special Exception pursuant to Sections 425-50 (Agritainment) of the Zoning Ordinance. The applicant is proposing to operate a seasonal event venue utilizing temporary structures on the subject property. The property in question is owned by Pamela Rae Neville, is located at 35 Highville Road, Millersville, PA 17551, Tax ID 410-76243-0-0000 and is in the Agricultural Zone.
5. Adjourn

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

Wednesday, November 5, 2025

Time: 7:00 P.M.

1. Call to Order
2. Pledge of Allegiance to the Flag
3. Approve the minutes of the October 1, 2025 Meeting
4. New Business
 - a. Case #17-2025: Applicant: A. Steven Funk, 65 Penn Street, Washington Boro, PA 17852. The applicant is requesting a Variance to section 425-12.F. (Minimum Lot Width) of the Manor Township Zoning Ordinance. The applicant is proposing a lot line adjustment with the resultant lot widths being smaller than the required minimum lot width of 175'. The properties in question are owned by the Applicant, are located at 2189 River Road, Washington Boro, PA 17582, Tax ID 410-85881-0-0000 and 2193 River Road, Washington Boro, PA 17582, Tax ID 410-86469-00000, and are in the Rural Zone and Floodplain Zone Overlay.
 - b. Case #18-2025: Applicant: Andrew K. & Rebecca S. Palmisano, 544 Shultz Road, Washington Boro, PA 17582. The applicant is requesting a Variance to section 425-73A. (Accessory Dwelling Unit Square Footage) of the Manor Township Zoning Ordinance. The applicant seeks a variance to modify an existing garage building with approved rough ins to accommodate a 1,448 square foot accessory dwelling unit. The property in question is located at 544 Shultz Road, Washington Boro, PA 17582, Tax ID 410-15348-0-0000 and is in the Agricultural Zone.
 - c. Case #19-2025: Applicant: Turkey Hill Dairy, 2601 River Road, Conestoga, PA 17516. The applicant is requesting a Variance pursuant to Sections 425-40.B. (Access Drive Setback) of the Zoning Ordinance. The applicant is proposing to install an access drive that encroaches into the required fifteen-foot setback along the northern and southern sides of the proposed access drive. The property in question is located at 2601 River Road, Conestoga, PA 17516, Tax ID 410-27765-0-0000 and is in the Industrial Zone.
 - d. Case #20-2025: Applicant: Brad M. & Heather D. Botchlet, 27 E. Main Street, Strasburg, PA 17579. The applicant is requesting a Special Exception pursuant to Sections 425-50 (Agritainment) of the Zoning Ordinance. The applicant is proposing to operate a seasonal event venue utilizing temporary structures on the subject property. The property in question is owned by Pamela Rae Neville, is located at 35 Highville Road, Millersville, PA 17551, Tax ID 410-76243-0-0000 and is in the Agricultural Zone.
5. Adjourn

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

Wednesday, November 5, 2025

Time: 7:00 P.M.

1. Call to Order
2. Pledge of Allegiance to the Flag
3. Approve the minutes of the October 1, 2025 Meeting
4. New Business
 - a. Case #17-2025: Applicant: A. Steven Funk, 65 Penn Street, Washington Boro, PA 17852. The applicant is requesting a Variance to section 425-12.F. (Minimum Lot Width) of the Manor Township Zoning Ordinance. The applicant is proposing a lot line adjustment with the resultant lot widths being smaller than the required minimum lot width of 175'. The properties in question are owned by the Applicant, are located at 2189 River Road, Washington Boro, PA 17582, Tax ID 410-85881-0-0000 and 2193 River Road, Washington Boro, PA 17582, Tax ID 410-86469-00000, and are in the Rural Zone and Floodplain Zone Overlay.
 - b. Case #18-2025: Applicant: Andrew K. & Rebecca S. Palmisano, 544 Shultz Road, Washington Boro, PA 17582. The applicant is requesting a Variance to section 425-73A. (Accessory Dwelling Unit Square Footage) of the Manor Township Zoning Ordinance. The applicant seeks a variance to modify an existing garage building with approved rough ins to accommodate a 1,448 square foot accessory dwelling unit. The property in question is located at 544 Shultz Road, Washington Boro, PA 17582, Tax ID 410-15348-0-0000 and is in the Agricultural Zone.
 - c. Case #19-2025: Applicant: Turkey Hill Dairy, 2601 River Road, Conestoga, PA 17516. The applicant is requesting a Variance pursuant to Sections 425-40.B. (Access Drive Setback) of the Zoning Ordinance. The applicant is proposing to install an access drive that encroaches into the required fifteen-foot setback along the northern and southern sides of the proposed access drive. The property in question is located at 2601 River Road, Conestoga, PA 17516, Tax ID 410-27765-0-0000 and is in the Industrial Zone.
 - d. Case #20-2025: Applicant: Brad M. & Heather D. Botchlet, 27 E. Main Street, Strasburg, PA 17579. The applicant is requesting a Special Exception pursuant to Sections 425-50 (Agritainment) of the Zoning Ordinance. The applicant is proposing to operate a seasonal event venue utilizing temporary structures on the subject property. The property in question is owned by Pamela Rae Neville, is located at 35 Highville Road, Millersville, PA 17551, Tax ID 410-76243-0-0000 and is in the Agricultural Zone.
5. Adjourn

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

Wednesday, November 5, 2025

Time: 7:00 P.M.

1. Call to Order
2. Pledge of Allegiance to the Flag
3. Approve the minutes of the October 1, 2025 Meeting
4. New Business
 - a. Case #17-2025: Applicant: A. Steven Funk, 65 Penn Street, Washington Boro, PA 17852. The applicant is requesting a Variance to section 425-12.F. (Minimum Lot Width) of the Manor Township Zoning Ordinance. The applicant is proposing a lot line adjustment with the resultant lot widths being smaller than the required minimum lot width of 175'. The properties in question are owned by the Applicant, are located at 2189 River Road, Washington Boro, PA 17582, Tax ID 410-85881-0-0000 and 2193 River Road, Washington Boro, PA 17582, Tax ID 410-86469-00000, and are in the Rural Zone and Floodplain Zone Overlay.
 - b. Case #18-2025: Applicant: Andrew K. & Rebecca S. Palmisano, 544 Shultz Road, Washington Boro, PA 17582. The applicant is requesting a Variance to section 425-73A. (Accessory Dwelling Unit Square Footage) of the Manor Township Zoning Ordinance. The applicant seeks a variance to modify an existing garage building with approved rough ins to accommodate a 1,448 square foot accessory dwelling unit. The property in question is located at 544 Shultz Road, Washington Boro, PA 17582, Tax ID 410-15348-0-0000 and is in the Agricultural Zone.
 - c. Case #19-2025: Applicant: Turkey Hill Dairy, 2601 River Road, Conestoga, PA 17516. The applicant is requesting a Variance pursuant to Sections 425-40.B. (Access Drive Setback) of the Zoning Ordinance. The applicant is proposing to install an access drive that encroaches into the required fifteen-foot setback along the northern and southern sides of the proposed access drive. The property in question is located at 2601 River Road, Conestoga, PA 17516, Tax ID 410-27765-0-0000 and is in the Industrial Zone.
 - d. Case #20-2025: Applicant: Brad M. & Heather D. Botchlet, 27 E. Main Street, Strasburg, PA 17579. The applicant is requesting a Special Exception pursuant to Sections 425-50 (Agritainment) of the Zoning Ordinance. The applicant is proposing to operate a seasonal event venue utilizing temporary structures on the subject property. The property in question is owned by Pamela Rae Neville, is located at 35 Highville Road, Millersville, PA 17551, Tax ID 410-76243-0-0000 and is in the Agricultural Zone.
5. Adjourn

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

Wednesday, November 5, 2025

Time: 7:00 P.M.

1. Call to Order
2. Pledge of Allegiance to the Flag
3. Approve the minutes of the October 1, 2025 Meeting
4. New Business
 - a. Case #17-2025: Applicant: A. Steven Funk, 65 Penn Street, Washington Boro, PA 17852. The applicant is requesting a Variance to section 425-12.F. (Minimum Lot Width) of the Manor Township Zoning Ordinance. The applicant is proposing a lot line adjustment with the resultant lot widths being smaller than the required minimum lot width of 175'. The properties in question are owned by the Applicant, are located at 2189 River Road, Washington Boro, PA 17582, Tax ID 410-85881-0-0000 and 2193 River Road, Washington Boro, PA 17582, Tax ID 410-86469-00000, and are in the Rural Zone and Floodplain Zone Overlay.
 - b. Case #18-2025: Applicant: Andrew K. & Rebecca S. Palmisano, 544 Shultz Road, Washington Boro, PA 17582. The applicant is requesting a Variance to section 425-73A. (Accessory Dwelling Unit Square Footage) of the Manor Township Zoning Ordinance. The applicant seeks a variance to modify an existing garage building with approved rough ins to accommodate a 1,448 square foot accessory dwelling unit. The property in question is located at 544 Shultz Road, Washington Boro, PA 17582, Tax ID 410-15348-0-0000 and is in the Agricultural Zone.
 - c. Case #19-2025: Applicant: Turkey Hill Dairy, 2601 River Road, Conestoga, PA 17516. The applicant is requesting a Variance pursuant to Sections 425-40.B. (Access Drive Setback) of the Zoning Ordinance. The applicant is proposing to install an access drive that encroaches into the required fifteen-foot setback along the northern and southern sides of the proposed access drive. The property in question is located at 2601 River Road, Conestoga, PA 17516, Tax ID 410-27765-0-0000 and is in the Industrial Zone.
 - d. Case #20-2025: Applicant: Brad M. & Heather D. Botchlet, 27 E. Main Street, Strasburg, PA 17579. The applicant is requesting a Special Exception pursuant to Sections 425-50 (Agritainment) of the Zoning Ordinance. The applicant is proposing to operate a seasonal event venue utilizing temporary structures on the subject property. The property in question is owned by Pamela Rae Neville, is located at 35 Highville Road, Millersville, PA 17551, Tax ID 410-76243-0-0000 and is in the Agricultural Zone.
5. Adjourn

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

Wednesday, November 5, 2025

Time: 7:00 P.M.

1. Call to Order
2. Pledge of Allegiance to the Flag
3. Approve the minutes of the October 1, 2025 Meeting
4. New Business
 - a. Case #17-2025: Applicant: A. Steven Funk, 65 Penn Street, Washington Boro, PA 17852. The applicant is requesting a Variance to section 425-12.F. (Minimum Lot Width) of the Manor Township Zoning Ordinance. The applicant is proposing a lot line adjustment with the resultant lot widths being smaller than the required minimum lot width of 175'. The properties in question are owned by the Applicant, are located at 2189 River Road, Washington Boro, PA 17582, Tax ID 410-85881-0-0000 and 2193 River Road, Washington Boro, PA 17582, Tax ID 410-86469-00000, and are in the Rural Zone and Floodplain Zone Overlay.
 - b. Case #18-2025: Applicant: Andrew K. & Rebecca S. Palmisano, 544 Shultz Road, Washington Boro, PA 17582. The applicant is requesting a Variance to section 425-73A. (Accessory Dwelling Unit Square Footage) of the Manor Township Zoning Ordinance. The applicant seeks a variance to modify an existing garage building with approved rough ins to accommodate a 1,448 square foot accessory dwelling unit. The property in question is located at 544 Shultz Road, Washington Boro, PA 17582, Tax ID 410-15348-0-0000 and is in the Agricultural Zone.
 - c. Case #19-2025: Applicant: Turkey Hill Dairy, 2601 River Road, Conestoga, PA 17516. The applicant is requesting a Variance pursuant to Sections 425-40.B. (Access Drive Setback) of the Zoning Ordinance. The applicant is proposing to install an access drive that encroaches into the required fifteen-foot setback along the northern and southern sides of the proposed access drive. The property in question is located at 2601 River Road, Conestoga, PA 17516, Tax ID 410-27765-0-0000 and is in the Industrial Zone.
 - d. Case #20-2025: Applicant: Brad M. & Heather D. Botchlet, 27 E. Main Street, Strasburg, PA 17579. The applicant is requesting a Special Exception pursuant to Sections 425-50 (Agritainment) of the Zoning Ordinance. The applicant is proposing to operate a seasonal event venue utilizing temporary structures on the subject property. The property in question is owned by Pamela Rae Neville, is located at 35 Highville Road, Millersville, PA 17551, Tax ID 410-76243-0-0000 and is in the Agricultural Zone.
5. Adjourn

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

Wednesday, November 5, 2025

Time: 7:00 P.M.

1. Call to Order
2. Pledge of Allegiance to the Flag
3. Approve the minutes of the October 1, 2025 Meeting
4. New Business
 - a. Case #17-2025: Applicant: A. Steven Funk, 65 Penn Street, Washington Boro, PA 17852. The applicant is requesting a Variance to section 425-12.F. (Minimum Lot Width) of the Manor Township Zoning Ordinance. The applicant is proposing a lot line adjustment with the resultant lot widths being smaller than the required minimum lot width of 175'. The properties in question are owned by the Applicant, are located at 2189 River Road, Washington Boro, PA 17582, Tax ID 410-85881-0-0000 and 2193 River Road, Washington Boro, PA 17582, Tax ID 410-86469-00000, and are in the Rural Zone and Floodplain Zone Overlay.
 - b. Case #18-2025: Applicant: Andrew K. & Rebecca S. Palmisano, 544 Shultz Road, Washington Boro, PA 17582. The applicant is requesting a Variance to section 425-73A. (Accessory Dwelling Unit Square Footage) of the Manor Township Zoning Ordinance. The applicant seeks a variance to modify an existing garage building with approved rough ins to accommodate a 1,448 square foot accessory dwelling unit. The property in question is located at 544 Shultz Road, Washington Boro, PA 17582, Tax ID 410-15348-0-0000 and is in the Agricultural Zone.
 - c. Case #19-2025: Applicant: Turkey Hill Dairy, 2601 River Road, Conestoga, PA 17516. The applicant is requesting a Variance pursuant to Sections 425-40.B. (Access Drive Setback) of the Zoning Ordinance. The applicant is proposing to install an access drive that encroaches into the required fifteen-foot setback along the northern and southern sides of the proposed access drive. The property in question is located at 2601 River Road, Conestoga, PA 17516, Tax ID 410-27765-0-0000 and is in the Industrial Zone.
 - d. Case #20-2025: Applicant: Brad M. & Heather D. Botchlet, 27 E. Main Street, Strasburg, PA 17579. The applicant is requesting a Special Exception pursuant to Sections 425-50 (Agritainment) of the Zoning Ordinance. The applicant is proposing to operate a seasonal event venue utilizing temporary structures on the subject property. The property in question is owned by Pamela Rae Neville, is located at 35 Highville Road, Millersville, PA 17551, Tax ID 410-76243-0-0000 and is in the Agricultural Zone.
5. Adjourn

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

Wednesday, November 5, 2025

Time: 7:00 P.M.

1. Call to Order
2. Pledge of Allegiance to the Flag
3. Approve the minutes of the October 1, 2025 Meeting
4. New Business
 - a. Case #17-2025: Applicant: A. Steven Funk, 65 Penn Street, Washington Boro, PA 17852. The applicant is requesting a Variance to section 425-12.F. (Minimum Lot Width) of the Manor Township Zoning Ordinance. The applicant is proposing a lot line adjustment with the resultant lot widths being smaller than the required minimum lot width of 175'. The properties in question are owned by the Applicant, are located at 2189 River Road, Washington Boro, PA 17582, Tax ID 410-85881-0-0000 and 2193 River Road, Washington Boro, PA 17582, Tax ID 410-86469-00000, and are in the Rural Zone and Floodplain Zone Overlay.
 - b. Case #18-2025: Applicant: Andrew K. & Rebecca S. Palmisano, 544 Shultz Road, Washington Boro, PA 17582. The applicant is requesting a Variance to section 425-73A. (Accessory Dwelling Unit Square Footage) of the Manor Township Zoning Ordinance. The applicant seeks a variance to modify an existing garage building with approved rough ins to accommodate a 1,448 square foot accessory dwelling unit. The property in question is located at 544 Shultz Road, Washington Boro, PA 17582, Tax ID 410-15348-0-0000 and is in the Agricultural Zone.
 - c. Case #19-2025: Applicant: Turkey Hill Dairy, 2601 River Road, Conestoga, PA 17516. The applicant is requesting a Variance pursuant to Sections 425-40.B. (Access Drive Setback) of the Zoning Ordinance. The applicant is proposing to install an access drive that encroaches into the required fifteen-foot setback along the northern and southern sides of the proposed access drive. The property in question is located at 2601 River Road, Conestoga, PA 17516, Tax ID 410-27765-0-0000 and is in the Industrial Zone.
 - d. Case #20-2025: Applicant: Brad M. & Heather D. Botchlet, 27 E. Main Street, Strasburg, PA 17579. The applicant is requesting a Special Exception pursuant to Sections 425-50 (Agritainment) of the Zoning Ordinance. The applicant is proposing to operate a seasonal event venue utilizing temporary structures on the subject property. The property in question is owned by Pamela Rae Neville, is located at 35 Highville Road, Millersville, PA 17551, Tax ID 410-76243-0-0000 and is in the Agricultural Zone.
5. Adjourn

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

Wednesday, November 5, 2025

Time: 7:00 P.M.

1. Call to Order
2. Pledge of Allegiance to the Flag
3. Approve the minutes of the October 1, 2025 Meeting
4. New Business
 - a. Case #17-2025: Applicant: A. Steven Funk, 65 Penn Street, Washington Boro, PA 17852. The applicant is requesting a Variance to section 425-12.F. (Minimum Lot Width) of the Manor Township Zoning Ordinance. The applicant is proposing a lot line adjustment with the resultant lot widths being smaller than the required minimum lot width of 175'. The properties in question are owned by the Applicant, are located at 2189 River Road, Washington Boro, PA 17582, Tax ID 410-85881-0-0000 and 2193 River Road, Washington Boro, PA 17582, Tax ID 410-86469-00000, and are in the Rural Zone and Floodplain Zone Overlay.
 - b. Case #18-2025: Applicant: Andrew K. & Rebecca S. Palmisano, 544 Shultz Road, Washington Boro, PA 17582. The applicant is requesting a Variance to section 425-73A. (Accessory Dwelling Unit Square Footage) of the Manor Township Zoning Ordinance. The applicant seeks a variance to modify an existing garage building with approved rough ins to accommodate a 1,448 square foot accessory dwelling unit. The property in question is located at 544 Shultz Road, Washington Boro, PA 17582, Tax ID 410-15348-0-0000 and is in the Agricultural Zone.
 - c. Case #19-2025: Applicant: Turkey Hill Dairy, 2601 River Road, Conestoga, PA 17516. The applicant is requesting a Variance pursuant to Sections 425-40.B. (Access Drive Setback) of the Zoning Ordinance. The applicant is proposing to install an access drive that encroaches into the required fifteen-foot setback along the northern and southern sides of the proposed access drive. The property in question is located at 2601 River Road, Conestoga, PA 17516, Tax ID 410-27765-0-0000 and is in the Industrial Zone.
 - d. Case #20-2025: Applicant: Brad M. & Heather D. Botchlet, 27 E. Main Street, Strasburg, PA 17579. The applicant is requesting a Special Exception pursuant to Sections 425-50 (Agritainment) of the Zoning Ordinance. The applicant is proposing to operate a seasonal event venue utilizing temporary structures on the subject property. The property in question is owned by Pamela Rae Neville, is located at 35 Highville Road, Millersville, PA 17551, Tax ID 410-76243-0-0000 and is in the Agricultural Zone.
5. Adjourn

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

Wednesday, November 5, 2025

Time: 7:00 P.M.

1. Call to Order
2. Pledge of Allegiance to the Flag
3. Approve the minutes of the October 1, 2025 Meeting
4. New Business
 - a. Case #17-2025: Applicant: A. Steven Funk, 65 Penn Street, Washington Boro, PA 17852. The applicant is requesting a Variance to section 425-12.F. (Minimum Lot Width) of the Manor Township Zoning Ordinance. The applicant is proposing a lot line adjustment with the resultant lot widths being smaller than the required minimum lot width of 175'. The properties in question are owned by the Applicant, are located at 2189 River Road, Washington Boro, PA 17582, Tax ID 410-85881-0-0000 and 2193 River Road, Washington Boro, PA 17582, Tax ID 410-86469-00000, and are in the Rural Zone and Floodplain Zone Overlay.
 - b. Case #18-2025: Applicant: Andrew K. & Rebecca S. Palmisano, 544 Shultz Road, Washington Boro, PA 17582. The applicant is requesting a Variance to section 425-73A. (Accessory Dwelling Unit Square Footage) of the Manor Township Zoning Ordinance. The applicant seeks a variance to modify an existing garage building with approved rough ins to accommodate a 1,448 square foot accessory dwelling unit. The property in question is located at 544 Shultz Road, Washington Boro, PA 17582, Tax ID 410-15348-0-0000 and is in the Agricultural Zone.
 - c. Case #19-2025: Applicant: Turkey Hill Dairy, 2601 River Road, Conestoga, PA 17516. The applicant is requesting a Variance pursuant to Sections 425-40.B. (Access Drive Setback) of the Zoning Ordinance. The applicant is proposing to install an access drive that encroaches into the required fifteen-foot setback along the northern and southern sides of the proposed access drive. The property in question is located at 2601 River Road, Conestoga, PA 17516, Tax ID 410-27765-0-0000 and is in the Industrial Zone.
 - d. Case #20-2025: Applicant: Brad M. & Heather D. Botchlet, 27 E. Main Street, Strasburg, PA 17579. The applicant is requesting a Special Exception pursuant to Sections 425-50 (Agritainment) of the Zoning Ordinance. The applicant is proposing to operate a seasonal event venue utilizing temporary structures on the subject property. The property in question is owned by Pamela Rae Neville, is located at 35 Highville Road, Millersville, PA 17551, Tax ID 410-76243-0-0000 and is in the Agricultural Zone.
5. Adjourn

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

Wednesday, November 5, 2025

Time: 7:00 P.M.

1. Call to Order
2. Pledge of Allegiance to the Flag
3. Approve the minutes of the October 1, 2025 Meeting
4. New Business
 - a. Case #17-2025: Applicant: A. Steven Funk, 65 Penn Street, Washington Boro, PA 17852. The applicant is requesting a Variance to section 425-12.F. (Minimum Lot Width) of the Manor Township Zoning Ordinance. The applicant is proposing a lot line adjustment with the resultant lot widths being smaller than the required minimum lot width of 175'. The properties in question are owned by the Applicant, are located at 2189 River Road, Washington Boro, PA 17582, Tax ID 410-85881-0-0000 and 2193 River Road, Washington Boro, PA 17582, Tax ID 410-86469-00000, and are in the Rural Zone and Floodplain Zone Overlay.
 - b. Case #18-2025: Applicant: Andrew K. & Rebecca S. Palmisano, 544 Shultz Road, Washington Boro, PA 17582. The applicant is requesting a Variance to section 425-73A. (Accessory Dwelling Unit Square Footage) of the Manor Township Zoning Ordinance. The applicant seeks a variance to modify an existing garage building with approved rough ins to accommodate a 1,448 square foot accessory dwelling unit. The property in question is located at 544 Shultz Road, Washington Boro, PA 17582, Tax ID 410-15348-0-0000 and is in the Agricultural Zone.
 - c. Case #19-2025: Applicant: Turkey Hill Dairy, 2601 River Road, Conestoga, PA 17516. The applicant is requesting a Variance pursuant to Sections 425-40.B. (Access Drive Setback) of the Zoning Ordinance. The applicant is proposing to install an access drive that encroaches into the required fifteen-foot setback along the northern and southern sides of the proposed access drive. The property in question is located at 2601 River Road, Conestoga, PA 17516, Tax ID 410-27765-0-0000 and is in the Industrial Zone.
 - d. Case #20-2025: Applicant: Brad M. & Heather D. Botchlet, 27 E. Main Street, Strasburg, PA 17579. The applicant is requesting a Special Exception pursuant to Sections 425-50 (Agritainment) of the Zoning Ordinance. The applicant is proposing to operate a seasonal event venue utilizing temporary structures on the subject property. The property in question is owned by Pamela Rae Neville, is located at 35 Highville Road, Millersville, PA 17551, Tax ID 410-76243-0-0000 and is in the Agricultural Zone.
5. Adjourn

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

Wednesday, November 5, 2025

Time: 7:00 P.M.

1. Call to Order
2. Pledge of Allegiance to the Flag
3. Approve the minutes of the October 1, 2025 Meeting
4. New Business
 - a. Case #17-2025: Applicant: A. Steven Funk, 65 Penn Street, Washington Boro, PA 17852. The applicant is requesting a Variance to section 425-12.F. (Minimum Lot Width) of the Manor Township Zoning Ordinance. The applicant is proposing a lot line adjustment with the resultant lot widths being smaller than the required minimum lot width of 175'. The properties in question are owned by the Applicant, are located at 2189 River Road, Washington Boro, PA 17582, Tax ID 410-85881-0-0000 and 2193 River Road, Washington Boro, PA 17582, Tax ID 410-86469-00000, and are in the Rural Zone and Floodplain Zone Overlay.
 - b. Case #18-2025: Applicant: Andrew K. & Rebecca S. Palmisano, 544 Shultz Road, Washington Boro, PA 17582. The applicant is requesting a Variance to section 425-73A. (Accessory Dwelling Unit Square Footage) of the Manor Township Zoning Ordinance. The applicant seeks a variance to modify an existing garage building with approved rough ins to accommodate a 1,448 square foot accessory dwelling unit. The property in question is located at 544 Shultz Road, Washington Boro, PA 17582, Tax ID 410-15348-0-0000 and is in the Agricultural Zone.
 - c. Case #19-2025: Applicant: Turkey Hill Dairy, 2601 River Road, Conestoga, PA 17516. The applicant is requesting a Variance pursuant to Sections 425-40.B. (Access Drive Setback) of the Zoning Ordinance. The applicant is proposing to install an access drive that encroaches into the required fifteen-foot setback along the northern and southern sides of the proposed access drive. The property in question is located at 2601 River Road, Conestoga, PA 17516, Tax ID 410-27765-0-0000 and is in the Industrial Zone.
 - d. Case #20-2025: Applicant: Brad M. & Heather D. Botchlet, 27 E. Main Street, Strasburg, PA 17579. The applicant is requesting a Special Exception pursuant to Sections 425-50 (Agritainment) of the Zoning Ordinance. The applicant is proposing to operate a seasonal event venue utilizing temporary structures on the subject property. The property in question is owned by Pamela Rae Neville, is located at 35 Highville Road, Millersville, PA 17551, Tax ID 410-76243-0-0000 and is in the Agricultural Zone.
5. Adjourn

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

Wednesday, November 5, 2025

Time: 7:00 P.M.

1. Call to Order
2. Pledge of Allegiance to the Flag
3. Approve the minutes of the October 1, 2025 Meeting
4. New Business
 - a. Case #17-2025: Applicant: A. Steven Funk, 65 Penn Street, Washington Boro, PA 17852. The applicant is requesting a Variance to section 425-12.F. (Minimum Lot Width) of the Manor Township Zoning Ordinance. The applicant is proposing a lot line adjustment with the resultant lot widths being smaller than the required minimum lot width of 175'. The properties in question are owned by the Applicant, are located at 2189 River Road, Washington Boro, PA 17582, Tax ID 410-85881-0-0000 and 2193 River Road, Washington Boro, PA 17582, Tax ID 410-86469-00000, and are in the Rural Zone and Floodplain Zone Overlay.
 - b. Case #18-2025: Applicant: Andrew K. & Rebecca S. Palmisano, 544 Shultz Road, Washington Boro, PA 17582. The applicant is requesting a Variance to section 425-73A. (Accessory Dwelling Unit Square Footage) of the Manor Township Zoning Ordinance. The applicant seeks a variance to modify an existing garage building with approved rough ins to accommodate a 1,448 square foot accessory dwelling unit. The property in question is located at 544 Shultz Road, Washington Boro, PA 17582, Tax ID 410-15348-0-0000 and is in the Agricultural Zone.
 - c. Case #19-2025: Applicant: Turkey Hill Dairy, 2601 River Road, Conestoga, PA 17516. The applicant is requesting a Variance pursuant to Sections 425-40.B. (Access Drive Setback) of the Zoning Ordinance. The applicant is proposing to install an access drive that encroaches into the required fifteen-foot setback along the northern and southern sides of the proposed access drive. The property in question is located at 2601 River Road, Conestoga, PA 17516, Tax ID 410-27765-0-0000 and is in the Industrial Zone.
 - d. Case #20-2025: Applicant: Brad M. & Heather D. Botchlet, 27 E. Main Street, Strasburg, PA 17579. The applicant is requesting a Special Exception pursuant to Sections 425-50 (Agritainment) of the Zoning Ordinance. The applicant is proposing to operate a seasonal event venue utilizing temporary structures on the subject property. The property in question is owned by Pamela Rae Neville, is located at 35 Highville Road, Millersville, PA 17551, Tax ID 410-76243-0-0000 and is in the Agricultural Zone.
5. Adjourn

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

Wednesday, November 5, 2025

Time: 7:00 P.M.

1. Call to Order
2. Pledge of Allegiance to the Flag
3. Approve the minutes of the October 1, 2025 Meeting
4. New Business
 - a. Case #17-2025: Applicant: A. Steven Funk, 65 Penn Street, Washington Boro, PA 17852. The applicant is requesting a Variance to section 425-12.F. (Minimum Lot Width) of the Manor Township Zoning Ordinance. The applicant is proposing a lot line adjustment with the resultant lot widths being smaller than the required minimum lot width of 175'. The properties in question are owned by the Applicant, are located at 2189 River Road, Washington Boro, PA 17582, Tax ID 410-85881-0-0000 and 2193 River Road, Washington Boro, PA 17582, Tax ID 410-86469-00000, and are in the Rural Zone and Floodplain Zone Overlay.
 - b. Case #18-2025: Applicant: Andrew K. & Rebecca S. Palmisano, 544 Shultz Road, Washington Boro, PA 17582. The applicant is requesting a Variance to section 425-73A. (Accessory Dwelling Unit Square Footage) of the Manor Township Zoning Ordinance. The applicant seeks a variance to modify an existing garage building with approved rough ins to accommodate a 1,448 square foot accessory dwelling unit. The property in question is located at 544 Shultz Road, Washington Boro, PA 17582, Tax ID 410-15348-0-0000 and is in the Agricultural Zone.
 - c. Case #19-2025: Applicant: Turkey Hill Dairy, 2601 River Road, Conestoga, PA 17516. The applicant is requesting a Variance pursuant to Sections 425-40.B. (Access Drive Setback) of the Zoning Ordinance. The applicant is proposing to install an access drive that encroaches into the required fifteen-foot setback along the northern and southern sides of the proposed access drive. The property in question is located at 2601 River Road, Conestoga, PA 17516, Tax ID 410-27765-0-0000 and is in the Industrial Zone.
 - d. Case #20-2025: Applicant: Brad M. & Heather D. Botchlet, 27 E. Main Street, Strasburg, PA 17579. The applicant is requesting a Special Exception pursuant to Sections 425-50 (Agritainment) of the Zoning Ordinance. The applicant is proposing to operate a seasonal event venue utilizing temporary structures on the subject property. The property in question is owned by Pamela Rae Neville, is located at 35 Highville Road, Millersville, PA 17551, Tax ID 410-76243-0-0000 and is in the Agricultural Zone.
5. Adjourn

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

Wednesday, November 5, 2025

Time: 7:00 P.M.

1. Call to Order
2. Pledge of Allegiance to the Flag
3. Approve the minutes of the October 1, 2025 Meeting
4. New Business
 - a. Case #17-2025: Applicant: A. Steven Funk, 65 Penn Street, Washington Boro, PA 17852. The applicant is requesting a Variance to section 425-12.F. (Minimum Lot Width) of the Manor Township Zoning Ordinance. The applicant is proposing a lot line adjustment with the resultant lot widths being smaller than the required minimum lot width of 175'. The properties in question are owned by the Applicant, are located at 2189 River Road, Washington Boro, PA 17582, Tax ID 410-85881-0-0000 and 2193 River Road, Washington Boro, PA 17582, Tax ID 410-86469-00000, and are in the Rural Zone and Floodplain Zone Overlay.
 - b. Case #18-2025: Applicant: Andrew K. & Rebecca S. Palmisano, 544 Shultz Road, Washington Boro, PA 17582. The applicant is requesting a Variance to section 425-73A. (Accessory Dwelling Unit Square Footage) of the Manor Township Zoning Ordinance. The applicant seeks a variance to modify an existing garage building with approved rough ins to accommodate a 1,448 square foot accessory dwelling unit. The property in question is located at 544 Shultz Road, Washington Boro, PA 17582, Tax ID 410-15348-0-0000 and is in the Agricultural Zone.
 - c. Case #19-2025: Applicant: Turkey Hill Dairy, 2601 River Road, Conestoga, PA 17516. The applicant is requesting a Variance pursuant to Sections 425-40.B. (Access Drive Setback) of the Zoning Ordinance. The applicant is proposing to install an access drive that encroaches into the required fifteen-foot setback along the northern and southern sides of the proposed access drive. The property in question is located at 2601 River Road, Conestoga, PA 17516, Tax ID 410-27765-0-0000 and is in the Industrial Zone.
 - d. Case #20-2025: Applicant: Brad M. & Heather D. Botchlet, 27 E. Main Street, Strasburg, PA 17579. The applicant is requesting a Special Exception pursuant to Sections 425-50 (Agritainment) of the Zoning Ordinance. The applicant is proposing to operate a seasonal event venue utilizing temporary structures on the subject property. The property in question is owned by Pamela Rae Neville, is located at 35 Highville Road, Millersville, PA 17551, Tax ID 410-76243-0-0000 and is in the Agricultural Zone.
5. Adjourn

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

Wednesday, November 5, 2025

Time: 7:00 P.M.

1. Call to Order
2. Pledge of Allegiance to the Flag
3. Approve the minutes of the October 1, 2025 Meeting
4. New Business
 - a. Case #17-2025: Applicant: A. Steven Funk, 65 Penn Street, Washington Boro, PA 17852. The applicant is requesting a Variance to section 425-12.F. (Minimum Lot Width) of the Manor Township Zoning Ordinance. The applicant is proposing a lot line adjustment with the resultant lot widths being smaller than the required minimum lot width of 175'. The properties in question are owned by the Applicant, are located at 2189 River Road, Washington Boro, PA 17582, Tax ID 410-85881-0-0000 and 2193 River Road, Washington Boro, PA 17582, Tax ID 410-86469-00000, and are in the Rural Zone and Floodplain Zone Overlay.
 - b. Case #18-2025: Applicant: Andrew K. & Rebecca S. Palmisano, 544 Shultz Road, Washington Boro, PA 17582. The applicant is requesting a Variance to section 425-73A. (Accessory Dwelling Unit Square Footage) of the Manor Township Zoning Ordinance. The applicant seeks a variance to modify an existing garage building with approved rough ins to accommodate a 1,448 square foot accessory dwelling unit. The property in question is located at 544 Shultz Road, Washington Boro, PA 17582, Tax ID 410-15348-0-0000 and is in the Agricultural Zone.
 - c. Case #19-2025: Applicant: Turkey Hill Dairy, 2601 River Road, Conestoga, PA 17516. The applicant is requesting a Variance pursuant to Sections 425-40.B. (Access Drive Setback) of the Zoning Ordinance. The applicant is proposing to install an access drive that encroaches into the required fifteen-foot setback along the northern and southern sides of the proposed access drive. The property in question is located at 2601 River Road, Conestoga, PA 17516, Tax ID 410-27765-0-0000 and is in the Industrial Zone.
 - d. Case #20-2025: Applicant: Brad M. & Heather D. Botchlet, 27 E. Main Street, Strasburg, PA 17579. The applicant is requesting a Special Exception pursuant to Sections 425-50 (Agritainment) of the Zoning Ordinance. The applicant is proposing to operate a seasonal event venue utilizing temporary structures on the subject property. The property in question is owned by Pamela Rae Neville, is located at 35 Highville Road, Millersville, PA 17551, Tax ID 410-76243-0-0000 and is in the Agricultural Zone.
5. Adjourn

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

Wednesday, November 5, 2025

Time: 7:00 P.M.

1. Call to Order
2. Pledge of Allegiance to the Flag
3. Approve the minutes of the October 1, 2025 Meeting
4. New Business
 - a. Case #17-2025: Applicant: A. Steven Funk, 65 Penn Street, Washington Boro, PA 17852. The applicant is requesting a Variance to section 425-12.F. (Minimum Lot Width) of the Manor Township Zoning Ordinance. The applicant is proposing a lot line adjustment with the resultant lot widths being smaller than the required minimum lot width of 175'. The properties in question are owned by the Applicant, are located at 2189 River Road, Washington Boro, PA 17582, Tax ID 410-85881-0-0000 and 2193 River Road, Washington Boro, PA 17582, Tax ID 410-86469-00000, and are in the Rural Zone and Floodplain Zone Overlay.
 - b. Case #18-2025: Applicant: Andrew K. & Rebecca S. Palmisano, 544 Shultz Road, Washington Boro, PA 17582. The applicant is requesting a Variance to section 425-73A. (Accessory Dwelling Unit Square Footage) of the Manor Township Zoning Ordinance. The applicant seeks a variance to modify an existing garage building with approved rough ins to accommodate a 1,448 square foot accessory dwelling unit. The property in question is located at 544 Shultz Road, Washington Boro, PA 17582, Tax ID 410-15348-0-0000 and is in the Agricultural Zone.
 - c. Case #19-2025: Applicant: Turkey Hill Dairy, 2601 River Road, Conestoga, PA 17516. The applicant is requesting a Variance pursuant to Sections 425-40.B. (Access Drive Setback) of the Zoning Ordinance. The applicant is proposing to install an access drive that encroaches into the required fifteen-foot setback along the northern and southern sides of the proposed access drive. The property in question is located at 2601 River Road, Conestoga, PA 17516, Tax ID 410-27765-0-0000 and is in the Industrial Zone.
 - d. Case #20-2025: Applicant: Brad M. & Heather D. Botchlet, 27 E. Main Street, Strasburg, PA 17579. The applicant is requesting a Special Exception pursuant to Sections 425-50 (Agritainment) of the Zoning Ordinance. The applicant is proposing to operate a seasonal event venue utilizing temporary structures on the subject property. The property in question is owned by Pamela Rae Neville, is located at 35 Highville Road, Millersville, PA 17551, Tax ID 410-76243-0-0000 and is in the Agricultural Zone.
5. Adjourn