

Manor Township Zoning Hearing Board Minutes

Wednesday October 1, 2025

Time: 7:00 p.m.

Chairman Brad Singer called the Manor Township Zoning Hearing Board meeting to order in the Manor Township Municipal Building located at 950 West Fairway Drive, Lancaster, PA 17603 on October 1, 2025 at 7:00 p.m. Chairman Singer led those in attendance in the Pledge of Allegiance and introduced the Board.

Members Present: Brad Singer, Dennis Funk, and Jeff Klugh

Staff Present: Nate Taggart and Peg Hess

Township Solicitor: Susan P Peipher

Visitors: See attached Sign-In Sheet

Previous Month Minutes – Dennis Funk made a motion to approve the September 3, 2025 meeting minutes as they have been submitted. Jeff Klugh seconded, and the motion carried unanimously.

Solicitor Peipher read the procedural instructions on how cases before the board will be heard and decided. Nate Taggart confirmed with Solicitor Peipher that this hearing was properly advertised in accordance with the MPC, properly posted and neighboring property owners notified of this hearing.

Old Business

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.

Stephen Shertzer, homeowner was sworn in. Mr. Shertzer confirmed the flag lot width was 25' which complies with the Ordinance. Per the revised Exhibit 1, the existing structure at the rear of the front lot is a pool barn. This would require a 5' rear setback per the Ordinance, which it does comply. There was no public comment. Dennis Funk made a motion to approve the Variance request. Jeff Klugh seconded, and the motion carried unanimously.

New Business

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.

Jonathan Keenen was sworn in. Mr. Keenen has an excavation, masonry/concrete business and will be leasing the above mentioned property with the possibility of owning. Most business is conducted off-site, and no commercial traffic will occur. The building will be used for storage of materials and employees. This usage is not considerably different than the current non-conforming use. Traffic will remain the same. Storage of construction materials and vehicles will be stored here per Chairman Singer's inquiry. There is adequate parking for equipment on the 1.8 acre parcel. There is approx. 9756sf driveway/parking area and 3795sf building on site. A 65'x 55' outside storage area is being proposed. Chairman Singer inquired about access to the existing graveyard on the property. Mr. Keenen assured the Board that the ROW will continue to be adhered to. Operating hours are 6 am – 4:30 pm weekdays. Any Saturday activity will be Mr. Keenan himself. Currently there are 4 full-time employees and 1 sub-contractor. A fence around the storage area is being proposed by the Applicant satisfying Dennis Funks comment. Delvin Kropf was sworn in. Mr. Kropf owns and runs his welding business at this site currently. He does not have any employees and does have customers stop into the facility. There are trailers and customer equipment stored outside. 3 -5 tractor trailer deliveries currently occur to the business per week. Mr. Kropf is retiring at the end of the year. The new business receives stock stone delivery by a tri-axle truck approximately once a month. Weekly dumpster pick up will occur. Dennis Funk was given confirmation that the onsite 500 gallon diesel fuel tank which is behind the building will be utilized. There was no public comment. Testimony was closed. Dennis Funk requested a 10 minute recess.

The meeting resumed. Chairman Singer received clarity on measurements of the outside storage area. Jeff Klugh made a motion to approve the Special Exception under section 425-114 with the condition that a minimum 6' high screened fence be installed to contain all outside storage. Chairman Singer seconded, and the motion carried unanimously.

Next meeting is scheduled for Wednesday, November 5, 2025. Dennis Funk made a motion to adjourn the meeting, Jeff Klugh seconded, and the meeting adjourned at 7:40 pm.

Respectfully Submitted,
Jeffrey Klugh
Secretary

Recording Secretary
Peg Hess