



ZONING HEARING BOARD

Meeting Agenda

May 14, 2025

- 1. Call to Order at 7:00 PM**
- 2. Approve minutes of the February 12, 2025 meeting**
- 3. Approve minutes of the April 9, 2025 meeting**
- 4. Time extension request ZHB Case #230967 – Erb’s Mennonite Church**
- 5. Cases**

Case #250988 – Applicant Elite Storage of Manheim, LLC., requests zoning relief from the Penn Township Zoning Hearing Board (ZHB) to use its property for a Contractor Shop/Construction Company or Tradesperson’s Headquarters. The ZHB had previously approved a Contractor Shop use of the property. The Applicant had recorded final land development plans, but was not able to gain applicable permits before the ZHB approval expired. Accordingly, the Applicant requests the approvals needed to proceed with its previously-submitted and approved plans. Specifically, they request dimensional variances from §27-210.2 (lot coverage), §27-210.3.A (front yard setback), and §27-210.6, §27-210.7.B, & §27-312 (landscaping requirements). Furthermore, the Applicant requests any additional dimensional variances the Board may deem necessary. The property that is the subject of this application is located at 701 Ditz Drive, Manheim, PA 17545, which is located in the CLI – Commercial/Light Industrial Zoning District of Penn Township, Tax ID#500-50150-0-0000.

Case #250989 – Applicant/Contract Owner, Landmark Builders, Inc., requests a variance from §27-215.4.B.(1)(a) related to the disturbance of steep slopes, within the Penn Township Zoning Ordinance. Additionally, to the extent deemed necessary, Applicant is requesting a variance from §27-207.1 of the Zoning Ordinance to authorize two flag lots with widths less than 70 feet at the front yard setback. The Applicant proposes to develop the property with a mixture of single family detached and single-family attached dwellings. The property that is the subject of this application is an approximately 28.26-acre tract of land that is located in the vicinity of Fruitville Pike and Temperance Hill Road, which is located in the RM – Medium Density Residential Zoning District of Penn Township, and has a Tax ID#500-86869-0-0000.

6. Adjourn

UPCOMING MEETINGS

- Next Board of Supervisors Meeting: Tuesday, May 27, 2025
- Next Planning Commission Meeting: Monday, June 2, 2025
- **Next Zoning Hearing Board: Wednesday, June 11, 2025**

Respectfully,  Matthew Reeser, Penn Township Zoning Officer