



ZONING HEARING BOARD

Meeting Agenda

October 15, 2025

1. Call to Order at 7:00 PM

2. Approve minutes of the September 10, 2025 meeting

3. Case(s)

(Continued) Case #250994 – Applicant JD Hill Valley, LLC. has requested a Special Exception per §27-210.1 & §27-202 of the Penn Township Zoning Ordinance to allow an auto repair garage on the site(s). Additionally, they are requesting variances from the following sections of the zoning ordinance: §27-210.3(setbacks), §27-210.3.A (front yard setback), §27-210.3.C (rear yard setback), §27-210.7(Landscaping), §27-210.7.B (setbacks & landscape strip, §27-310.12 (parking spaces), & §27-402.11.D (screening). The properties that are the subject of this application are 130 & 140 Auction Road, Manheim, PA 17545, Lancaster County Tax ID#500-52790-0-0000 & 500-43302-0-0000 which are located in the LC – Limited Commercial Zoning District of Penn Township.

Case #250995 – Applicant/Equitable Owner Judy Grillo has requested a special exception per §27-202.4 of the Penn Township Zoning Ordinance to allow a restaurant with a drive through on the subject property, which also includes a carwash. Additionally, they have requested variances from the following sections of the Penn Township Zoning Ordinance: §27-402.23.A (Access from a higher classification roadway), §27-402.23.F (Proximity of restaurant to residentially zoned properties) if needed, and §27-402.16.C (carwash located within 100 foot setback). The property that is the subject of this application is 670 Lancaster Road, Manheim, PA 17545, Lancaster County Tax ID#500-07759-0-0000 which is located in the COM – Commercial Zoning District of Penn Township.

4. Adjourn

UPCOMING MEETINGS

- Next Board of Supervisors Meeting: Monday, October 27, 2025
- Next Planning Commission Meeting: Wednesday, November 5, 2025
- **Next Zoning Hearing Board: Wednesday, November 12, 2025**

Respectfully,

Matthew Reeser, Penn Township Zoning Officer

The applications may be examined at the Penn Township Municipal Office, 97 N. Penryn Rd., Manheim, PA between 7:30am and 5:30pm, Monday through Thursday. If you require any special accommodation to participate in the proceedings, please contact the Township office at (717) 665-4508 during the above listed times and days.