



ZONING HEARING BOARD

Meeting Agenda

October 14, 2026

1. Call to Order at 7:00 PM

2. Approve minutes of the May 13, 2026 meeting

3. Time extension request Cassel's Sign Shop, Inc.

4. Case(s)

Case # 261004 – Noah W. Kreider & Sons, LLP (“Applicant” or “Kreider Farms”) is the owner of approximately 1,217 acres of land within Penn Township, Lancaster County. Over generations, Kreider Farms has grown from a group of small-scale family farms to a large scale, modern agricultural operation, inclusive of residential, agricultural, offices, logistics, farm tours and concentrated animal feeding uses. The Applicant seeks special exception approval under §27-202.3 & §24-402.82 of the Penn Township Zoning Ordinance for a “Large Agricultural Operation” as defined within §27-112 of the zoning ordinance and submits the properties for creation of the Farm Property as defined within the Penn Township Zoning Ordinance. The properties that are the subject of this application are: 510 Indian Village Rd, 260 Indian Village Rd, 635 W Lexington Rd, 695 W Lexington Rd, 795 W Lexington Rd, 849 Temperance Hill Rd, 451 Indian Village Rd, 585 S Penryn Rd, 600 Sumac Rd, 453 S Penryn Rd, Temperance Hill Rd. Lot 6, 1054 Temperance Hill Rd, 60 Northview Rd, 490 Sumac Rd, 286 Doe Run Rd, & 334 Doe Run Rd. All of the properties are located within the AG – Agricultural Zoning District of Penn Township.

Case #261005 – Applicant Pleasant View Communities (PVC) requests that the Penn Township Zoning Hearing Board grant special exception approval per §27-202.3 of the Penn Township Zoning Ordinance to construct a new building on its main campus (Town Square North) consisting of 100 new apartments along with space for supplemental commercial, medical and support services as part of its existing Continuing Care Retirement Community. In addition, PVC seeks a dimensional variance from §27-402.21.C.(6) to exceed the maximum height limit of 60’ for a portion of the proposed building. Finally, PVC requests a one-year extension of time from §27-604.4.A to obtain a zoning permit. The properties that are the subject of this application are 544 N Penryn Rd & 757 Hickory Lane (Tax ID#5001957400000 & 5009442000000) which both are located in the RM – Medium Density Zoning District of Penn Township.

Case #261006 – Applicants Amos L. Esh & Emma S. Esh request zoning approval from the Penn Township Zoning Hearing Board (“Board”) to renovate part of an existing accessory building for an accessory dwelling unit (“ADU”), to allow one of Applicants children to live in the main house and Applicants to live in the proposed ADU. If needed, Applicants request a variance from §27-402.1.A for the ADU to be located within an accessory building. Applicants also request a dimensional variance from §27-304.3.B for a proposed deck for the ADU to be located approximately 6 feet from the rear property line. The property that is the subject of this application is 732 Temperance Hill Road, Tax ID#500-09080-0-0000 which is located in the AG – Agricultural District of Penn Township.

5. Adjourn

UPCOMING MEETINGS

- Next Board of Supervisors Meeting: Monday October 26, 2026
- Next Planning Commission Meeting: Wednesday, November 4, 2026
- **Next Zoning Hearing Board: Wednesday, November 11, 2026**

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.