

**West Manchester Township
Planning Commission
January 12, 2021
AGENDA**

- I. Call meeting to order
- II. Reorganization
- III. Approval of minutes from the November 10, 2020 Planning Commission meeting.
- IV. Zoning Hearing Cases
 - a. **ZHB Case #21-01 – 1014 N. 3rd Street, LLC c/o Paul Peffley** requests a Special Exception §150-290 to substitute one nonconforming use (manufacturing/industrial) with another nonconforming use (various commercial); a Variance §150-86 to allow multiple uses in the building and a Variance §150-83 of the permitted uses to allow uses in the building not specifically permitted in the Local Commercial zone **located at 300 South Richland Avenue** (Tax Map: 17; Parcel: 0111) in the Local Commercial (LC) Zone.
 - b. **ZHB Case #21-02 – 1014 N. 3rd Street, LLC c/o Paul Peffley** requests a Special Exception §150-290 to substitute one nonconforming use (manufacturing/industrial) with another nonconforming use (various commercial); a Variance §150-86 to allow multiple uses in the building and a Variance §150-83 of the permitted uses to allow uses in the building not specifically permitted in the Local Commercial zone **located at South Richland Avenue** (Tax Map: 17; Parcel: 0185) in the Local Commercial (LC) Zone.
 - c. **ZHB Case #21-03 – 1014 N. 3rd Street, LLC c/o Paul Peffley** requests a Special Exception §150-290 to substitute one nonconforming use (manufacturing/industrial) with another nonconforming use (various commercial); a Variance of §150-12.1 to allow multiple uses in the building; a Variance of §150-69 of the permitted uses to allow uses in the building not specifically permitted in the R-5 Residential Zone **located at South Richland Avenue & West College Avenue** (Tax Map: 17; Parcel: 0110) in the R-5 Residential Zone.
 - d. **ZHB Case #21-04 – Celebrity Cheer, LLC** requests a Variance §150-188 to allow a commercial school (cheerleading and gymnastics instruction) **located at 3564 Gillespie Drive** (Tax Map: IG; Parcel: 052G) in the I-3 General Industrial Zone.
 - e. **ZHB Case #21-05 – Trone Outdoor Advertising** requests a Special Exception §150-189.A and §150-315 to construct a billboard; a Variance §150-315.C to reduce the required setback from the street right-of-way from 35' to 1'; a Variance §150-315.F to allow a billboard to exceed the maximum 25' height to the requested 32' height **located at N. Zarfoss Drive** (Tax Map: IG; Parcel: 0058B) in the I-3 General Industrial Zone.
- V. New Business

- a. **T-858 Final Land Development Plan for Cottontail Solar 2, LLC** for a solar energy farm located along New Salem Road in the Agricultural Zone. *Briefing.*
- b. **T-859 Final Lan Development Plan for Cottontail Solar 1, LLC** for a solar energy farm at three (3) parcels located along Stoverstown Road and Sunnyside Road in the Agricultural Zone. *Briefing.*
- c. **T-860 Final Land Development Plan for Cottontail Solar 8, LLC** for a solar energy farm at two (2) parcel located along Woodberry Road and West College Avenue in the Agricultural Zone. *Briefing.*
- d. **T-861 Preliminary Land Development Plan for Taco Bell** to demolish the existing Taco Bell drive-through fast-food restaurant and redevelop the lot as part of a shopping center with a Mavis Discount Tire and relocated Taco Bell drive-through fast-food restaurant located at 2189 White Street in the Regional Commercial Zone. *Briefing.*

VI. Discussion

VII. Adjourn