

**West Manchester Township  
Planning Commission  
October 13, 2020  
AGENDA**

- I. Call meeting to order
- II. Approval of minutes from the September 8, 2020 Planning Commission meeting.
- III. Zoning Hearing Cases
  - a. **ZHB 20-14 – BAE Systems** requests a Variance of Section 150-201 to permit the utilization of an existing privacy fence as screening rather than the required vegetative screen which must be provided along any adjoining lands within a residential zone, a variance from Section 150-202 not to provide a landscape strip and a variance from Section 150-277 to not be required to provide the required one shade tree or ornamental tree for each 750 sq. ft. of required area for landscape strips. located at 1100 Bairs Road (Tax Map: HG; Parcel: 0056A) in the I-3 General Industrial Zone
- IV. New Business
  - a. **T-854 Final Land Development Plan for Project Phoenix** for a 220,000 sq. ft. warehouse with a 120,000 sq. ft. future expansion located at 400 South Salem Church Road.
  - b. **T-855 Final Subdivision Plan for 1441 Old Salem Road** to create two (2) residential lots located at 1441 Old Salem Road.
  - c. **T-856 Final Land Development Plan for 1441 Old Salem Road** to establish two (2) duplex dwellings on each of the newly subdivided lots located along the 1400 block of Old Salem Road.
  - d. **T-857 Final Land Development Plan for BAE Systems, Inc. – ACV Test Pond** for a 9,860 sq. ft. test pond building and associated paving located at 1100 Bairs Road.
- V. Discussion
- VI. Adjourn

\*\*\*The West Manchester Township Planning Commission will meet on Tuesday, October 13, 2020 at 7:00 p.m. The Planning Commission **will not** be physically present at the West Manchester Township Building located at 380 East Berlin Road, York, PA 17408, but instead will conduct a virtual meeting utilizing authorized telecommunications devices. The format is authorized by Act 15 of 2020 as a result of the state of emergency in Pennsylvania regarding COVID-19 (Coronavirus) due to the Governor’s orders for reduced indoor occupancy.

The Planning Commission, Township Engineer and the Zoning Officer will meet electronically via “Zoom” with the applicants and their engineers. The meeting will be live-streamed for public viewing on the West Manchester Township Parks & Recreation Facebook page beginning at 7:00 p.m. At the beginning of the broadcast and on the notice posted at the entrance to the Township Building, a telephone number will be provided for interested parties to call in to ask questions or make a statement regarding each agenda item. In addition, any questions concerning the agenda items may be emailed to [rsampere@wmtwp.com](mailto:rsampere@wmtwp.com) or mailed to the attention of the Zoning Officer at the Township building address, provided the questions are received no later than October 12, 2020.\*\*\*