

**West Manchester Township
Planning Commission
October 14, 2025
AGENDA**

- I. Call meeting to order
- II. Approval of minutes from September 9, 2025, Planning Commission meeting.
- III. Zoning Hearing Cases
 - a. **ZHB 25-16 – Hunter Theiss (C&Z Construction) for Karen McQuait** – requests a variance §150-291 to restore an existing nonconformity (single-family semidetached dwelling) destroyed by fire by more than 75% of the market value as appraised for tax assessment purposes **located at 31 North Diamond Street** (Tax Map: 04; Parcel: 0274A) in the Local Commercial (LC) Zone.
 - b. **ZHB 25-17 – Mary Lynn Minnich** – requests a variance §150-291 to restore an existing nonconformity (single-family semidetached dwelling) destroyed by fire by more than 75% of the market value as appraised for tax assessment purposes **located at 29 North Diamond Street** (Tax Map: 04; Parcel: 0275) in the Local Commercial (LC) Zone.
 - c. **ZHB 25-18 – William Peters dba WP Resale Liquidation & Wholesale** – requests a special exception §150-290 to substitute one nonconforming use (tool company) with another nonconforming use (industrial warehouse for wholesale and storage) **located at 99 Hokes Mill Road** (Tax Map: 04; Parcel: 0347) in the R-5 Residential Zone.
 - d. **ZHB 25-19 – Garner ME, LLC** – requests a variance §150-170 Permitted Uses to allow a commercial day care facility **located at 1805 Loucks Road Suite 700** (Tax Map: 29; Parcel: 0138) in the Light Industrial (I-2) Zone.
 - e. **ZHB 25-20 – Linlo Realty, Inc. -** requests a variance §150-321.A to reduce the area required for an outdoor play for a proposed commercial day care facility; and to allow the outdoor play area to be located within a front yard area of a property that has more than one front yard area; and a variance to allow the outdoor play area to be closer than 25 feet from all property lines (requesting 5 feet from the side property line **located at 1925 Kenneth Road** (Tax Map: 26; Parcel: 0225) in the Professional Office (PO) Zone.
- IV. New Business
 - a. **T-902 Preliminary/Final Subdivision and Land Development for The Learning Experience – Kenneth Road** – to depict a subdivision creating two (2) parcels in the Professional office zone and to depict the land development of the parcels creating a 10,000 square foot commercial day care facility with associated parking, landscaping and stormwater management on Lot 1 and the land development of a 6,000 square foot office building with associated parking, landscaping and stormwater management on Lot 2 **located along the 1900 block of Kenneth Road** in the Professional Office Zone and the R-2 Residential Zone. *Tabled at the request of the Developer's Engineer.*
 - b. **Proposed Zoning Ordinance Text and Map Amendment for a Data Center Overlay Zone**– to review and discuss revisions made to the proposed a Zoning Ordinance text and map

amendment for a use not provided for, Data Center Overlay Zone. The applicant is requesting that the Board of Supervisors amend the Zoning Ordinance and Zoning Map to define and permit data centers subject to certain standards in a new Data Center Overlay Zone and apply it to UPI # 51-000-HG-0004-00000 and 51-000-IG-0032B-000000 located in the Open Space Zone. *Review.*

- c. **T-895 Revised Preliminary Subdivision and Land Development Plan for Steve & Karen Washington Taxville Road** – to depict a preliminary subdivision of a 29.88-acre parcel to create eleven (11) single-family detached dwelling lots **located at the corner of Taxville Road and Baker Road** in the Rural Residential Zone. *Review/Action.*
- d. **T-901 Preliminary Subdivision and Land Development Plan for the Baker Road Subdivision** – to depict the proposed subdivision of a 48.640-acre parcel creating 65 residential lots and 2 homeowner’s association lots, associated roads and stormwater management **located along the south side of Baker Road near the intersection with Sunset Lane** (Tax Map: JG; Parcel: 0033D) in the R-1 Residential Zone. The properties will be served by public water and public sanitary sewer. *Tabled at the request of the Developer’s Engineer.*
- e. **Proposed Zoning Ordinance Text and Map Amendment for Planned Residential Development Overlay Zone** – to review and make recommendation to the Board of Supervisors regarding a proposed Zoning Ordinance text and map amendment for a Planned Residential Development (PRD) for the West Manchester Town Center UPI # 51-000-JH-0056Q-00000, 51-000-JH-0056Y-00000, 51-000-JH-0123-00000, 51-000-JH-0056C-00000 AND 51-000-JH-0056F-00000 in the Regional Commercial Zone. *Review/Action.*
- f. **T-903 Final Land Development Plan for 4690 West Market Street** – to depict the construction of a garage with an office for an automotive machine and automotive repair shop with state inspection service, associated parking, stormwater management and landscaping **located at 4690 West Market Street** (Tax Map: 27; Parcel: 0301) in the Professional Office Zone. The property is served by public water and on-site septic. *Review/Action.*
- g. **T-904 Final Subdivision Plan for Jeffrey A. & Pamela Y. Brady** – to depict the lot consolidation of 2 parcels (lot 20 and lot 21) along the 2500 block of Church Road to create one parcel of 37,061.21 sq. ft. (gross) / 32,239.16 sq. ft. (net) **located at 2580 Church Road** (Tax Map: 21; Parcel: 0020) in the R-3 Residential Zone. The property is served by public water and public sanitary sewer. *Review/Action.*
- h. **T-905 Final Land Development Plan for York Logistics CO2 Transload** - to depict the installation of a 306 sq. ft. control conex structure and three (3) 91,000 gallon CO2 tanks, approximately 1,000 linear feet of new railroad siding and retrofitting existing stormwater management bioretention and detention facilities **located at 2790 West Market Street** (Tax Map: IH; Parcel: 0030 and 0009) in the I-2 Light Industrial Zone. *Review/Action.*

- V. Discussion
- VI. Adjourn