

**West Manchester Township
Planning Commission
October 8, 2024
AGENDA**

- I. Call meeting to order
- II. Approval of minutes from the September 10, 2024, Planning Commission meeting.
- III. Zoning Hearing Cases
 - a. **ZHB 24-13 Kimberly Goedert** – requests a variance §150-51.C Permitted Uses to allow a family day care to supervise more than 3 minors (requesting to supervise 6 minors) **located at 2897 Olde Field Drive** (Tax Map: 28; Parcel: 0127) in the R-3 Residential Zone.
 - b. **ZHB 24-14 Terry Stump** – requests a variance §150-14 Permitted Uses to allow a parking lot for agricultural laydown yard as a permitted use on the property **located at 1760-1765 Lemon Street** (Tax Map: IH; Parcel: 0033E) in the Agricultural Zone.
 - c. **ZHB 24-15 Prabjot Sing** – requests a special exception §150-289 Nonconforming Uses to alter an existing nonconforming lot with 100% lot coverage; a special exception §150-289 Nonconforming Use to reduce the existing nonconforming number of parking spaces from 14 to 11; and a variance §150-83.C Permitted Uses to convert the existing use into a gas station/convenience store **located at 1885 West Market Street** (Tax Map: 04; Parcel: 0336) in the Local Commercial Zone.
 - d. **ZHB 24-16 Ultimotive Service Center, LLC c/o Charles R. Kopp, III** – requests a variance §150-170 Permitted Uses to allow an automobile repair facility as a principal use on the property **located at 2790 Woodberry Road** (Tax Map: HH; Parcel: 0023L) in the I-2 Light Industrial Zone.
 - e. **ZHB 24-17 1850 Lemon, LP** – requests a variance §75-23.D Floodplain Management Ordinance General Requirements to allow new construction or development to be located within 50 feet landward from the top-of-bank of a watercourse (proposed underground stormwater pipe and discharge outlet structure to the creek within 50 feet of the top-of-bank) **located at 1850 Lemon Street** (Tax Map: IH; Parcel: 0030B) in the I-3 General Industrial Zone.
- IV. New Business
 - a. **T-888 – Preliminary/Final Land Development Plan for Proposed Flex Industrial Building for 1850 Lemon, LP** – to depict the re-development of the parcel for a proposed industrial flex building and associated improvements on a 7.328-acre parcel **located at 1850 Lemon Street** (Tax Map: IH; Parcel: 0030B) in the General Industrial (I-3) Zone. *Review/Action.*
 - b. **T-897 Preliminary/Final Land Development Plan for Trimmer Campus Improvements for West York Area School District** – to depict the proposed construction of a parking lot and field house, the resurfacing, addition and replacement of associated athletic fields and features and other associated improvements located at 1900 Brenda Road (Tax Map: JG; Parcel: 0060B) in the Open Space Zone. *Tabled at the September 10, 2024, meeting at the request of the Applicant.*

- c. **T-898 Preliminary/Final Land Development Plan for Main Campus Improvements for West York Area School District** – to depict the proposed construction of a new track, new parking, improved vehicular circulation, new athletic fields, stormwater management facilities and associated improvements **located at 1800 Bannister Street** (Tax Map: 02; Parcel: 0069) in the Open Space Zone and Local Commercial Zone. *Tabled at the September 10, 2024, meeting at the request of the Applicant.*

V. Discussion

VI. Adjourn