

**West Manchester Township
Planning Commission
November 11, 2025
AGENDA**

- I. Call meeting to order
- II. Approval of minutes from October 14, 2025, Planning Commission meeting.
- III. Zoning Hearing Cases
 - a. **ZHB 25-21 – Jeffrey McVicar for Magnuss McVicar** – requests a variance §150-231.F to exceed maximum width of a driveway curb cut for a driveway located at a single-family dwelling **located at 775 Bairs Road** (Tax Map: HG; Parcel: 0059) in the Rural Residential (R) Zone.
 - b. **ZHB 25-22 – Shawn Folkenroth for Karma Industrial Services, LLC** – requests a variance §150-83 permitted uses to allow an automobile repair facility (RV repairs) without being accessory to an automobile filling station **located at 2393 West Market Street** (Tax Map: 05; Parcel: 0074) in the Local Commercial (LC) Zone.
 - c. **ZHB 25-23 – Raising Cane’s Restaurants, LLC for Lyndon D. Quinn** - requests a variance §150-140.B to reduce the side yard setback from 50 feet to 46.7 feet; variance §150-263 to permit 39 parking spaces where 43 parking spaces are required; variance §150-324.E to permit outdoor dining without a full 3-feet fence enclosure; variance §150-283.B Permitted Permanent Sign Chart P-8E to increase the number and size permitted for attached wall signs; variance §150-283.B Permitted Permanent Sign Chart P-5 to permit an attached on-site directional sign (drive-thru arrow) to exceed the maximum allowable area; variance §150-283.B Permitted Permanent Sign Chart P-8C to permit four (4) freestanding signs **located at 1353 Kenneth Road** (Tax Map: JH; Parcel: 0054C) in the Regional Commercial (RC) Zone.
- IV. Old 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. **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.***
 - c. **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.***

- d. **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.***
- e. **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.***
- f. **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. New Business

- a. **T-906 Final Land Development Plan for Fill Site for BAE Systems Land and Armaments** – to depict a fill site area with a landscaping screen to the northeastern part of the parcel **located at 1100 Bairs Road** (Tax Map: HG; Parcel: 0056A) in the General Industrial Zone. ***Tabled at the request of the Developer's Engineer.***

VI. Discussion

VII. Adjournment