

**West Manchester Township
Planning Commission
November 12, 2024
AGENDA**

- I. Call meeting to order
- II. Approval of minutes from the October 8, 2024, Planning Commission meeting.
- III. Zoning Hearing Cases
- 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 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. *Review/Action.*
 - d. **T-899 Final Land Development Plan for Sheetz #255 Rebuild** – to depict the proposed demolition of the existing Sheetz store and canopies and the construction of a 6,139 square foot Sheetz store with 10 fueling positions, required parking spaces, and drive-thru facility **located at 1484 Carlisle Road** (Tax Map: 07; Parcel: 0138) in the Highway Commercial and R-3 Residential Zones. The land development plan includes a sewer planning module exemption mailer proposing one (1) additional EDU for the development. *Review/Action.*
 - e. **Zoning Ordinance Text Amendment “Solar Energy Farm”** – West Manchester Township Supervisors propose a text amendment to the Zoning Ordinance §150-357.4.I Solar Energy Farms to remove it in its entirety and replace it with language to specify screening criteria for Solar Energy Farms.. *Review/Action.*
- V. Discussion
- VI. Adjourn