

**West Manchester Township
Planning Commission
November 14, 2023
AGENDA**

- I. Call meeting to order
- II. Approval of minutes from the October 10, 2023, 2023 Planning Commission meeting.
- III. Zoning Hearing Cases
 - a. **ZHB 23-20 – Christopher Lewis & Jeff Lewis** – request a special exception §150-290 to substitute a nonconforming use (manufacturing use) with another nonconforming use (retail sales in excess of 2,400 square feet) **located at 44 Hokes Mill Road** (Tax Map: 04; Parcel: 0369) in the Local Commercial Zone.
 - b. **ZHB 23-21 – 3108 W Market Street LLC c/o Travis Martin** – requests a variance §150-283.B Permitted Permanent Sign Chart P-8D to increase the permitted number and size for attached signs located at 3108 West Market Street Unit (Tax Map: 20; Parcel: 0114) in the R-3 Residential Zone.
- IV. New Business
 - a. **Rezoning Request from Jordan Chronister** – to rezone one parcel of land from the Open Space Zone to the R-3 Residential Zone along **Log Cabin Road** (UPI #: 51000130005A00000). Review/Action.
 - b. **T-882 Preliminary/Final Land Development Plan for Mister Car Wash #2516** – to depict a drive-through car wash facility **located at 1410 Kenneth Road** (Tax Map: 30; Parcel: 25) in the Highway Commercial Zone. Review/Action.
 - c. **T-883 Preliminary/Final Land Development Plan for Proposed Contractor’s Office for Mease Out, LLC** – to depict an office facility located at 85 N. Fayette Street (Tax Map: 05; Parcel: 0163) in the Local Commercial Zone. Review/Action.
- V. Discussion
- VI. Adjourn