

**West Manchester Township
Planning Commission
December 13, 2022
AGENDA**

I. Call meeting to order

II. Approval of minutes from the November 9, 2022, Planning Commission meeting.

III. Zoning Hearing Cases

- a. **ZHB 22-27 – CAS York Associates, LLP** – requests a special exception §150-289.B to expand a dimensional nonconformity and a variance §150-289.B to expand a dimensional nonconformity by more than 10% **located at 1150 Greenwood Road** (Tax Map: IG; Parcel: 0067B) in the Light Industrial (I-2) Zone.
- b. **ZHB 22-28 – York County Agricultural Society** – requests a variance §150-283.B Chart of Permitted Permanent Signs P-8C to allow more than one freestanding sign on a property **located at 334 Carlisle Road** (Tax Map: 01; Parcel: 0045) in the Highway Commercial Zone.

IV. New Business

- a. **T-872 - Preliminary/Final Land Development Plan for Proposed Retail Building and Drive-Thru/Fast Food Restaurants for West Manchester Town Center**– to depict the proposed construction a retail building and two (2) drive-thru restaurants with associated parking, access drives and stormwater management as part of a shopping center located on the 2.34-acre residual Lot 4 of West Manchester Town Center in the Regional Commercial Zone. (3rd Review)
- b. **T-874 Preliminary/Final Land Development Plan for Sheetz** – to depict the demolition of the existing Sheetz store and canopies and construction of a new 6,136 sq. ft. Sheetz store with canopy with 10 fueling positions and 42 parking spaces located at 4025 West Market Street in the Local Commercial (LC) Zone and the General Industrial (I-3) Zone. (2nd Review)
- c. **2260 Baker Road Stormwater Management Waiver Request** – Johnston & Associates, Inc. on behalf of Martin Gross Family Limited Partnership is requesting a waiver of Stormwater Management Ordinance §113-17.E.1 to permit freeboard less than 1 foot (to a proposed height of 0.67 feet) in the 100-year storm event between the maximum water surface and the top of berm/emergency spillway for a new single family detached dwelling to be located at 2260 Baker Road (Lot 8 Fieldstone Ridge). Dawood Engineers has reviewed the waiver request and will provide a recommendation to the Planning Commission members.

V. Discussion

VI. Adjourn