

**West Manchester Township
Planning Commission
December 9, 2025
AGENDA**

- I. Call meeting to order
- II. Approval of minutes from November 11, 2025, Planning Commission meeting.
- III. Zoning Hearing Cases
 - a. **(CONTINUED) 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 25-24 – Michael J. March** – requests a dimensional variance §150-45 Minimum Lot Width to enable a future 4 lot residential subdivision located at 1590 Taxville Road (Tax Map: IG; Parcel: 0066) in the R-2 Residential 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.
- 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.
- VI. Discussion
- VII. Adjournment