

**West Manchester Township
Planning Commission
February 10, 2026
AGENDA**

- I. Call meeting to order
- II. Reorganization
- III. Approval of minutes from December 9, 2025, Planning Commission meeting.
- IV. 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 2 lot residential subdivision located at 1590 Taxville Road (Tax Map: IG; Parcel: 0066) in the R-2 Residential Zone.
 - c. **ZHB 26-01 – Sprich Capital Investment, LLP c/o Andrew Sprich** – requests a special exception §150-289 to expand and alter an existing nonconforming use (auto repair shop); variance §150-289.A.8 to create a second nonconforming use (Auto Sales – Used) on the property; variance §150-58 to exceed 35% impervious coverage; variance §150-283.B Permitted Sign Chart P-8D to allow 2 attached signs on existing auto repair service building exceeding the 4% total wall area **located at 1231 West Locust Street** (Tax Map: 17; Parcel: 0060) in the R-3 Residential Zone. ***Tabled until March 10, 2026, at the request of the Applicant's Engineer.***
- V. 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.
- VI. New Business
 - a. **Sewer Planning Module for T-895 Preliminary Subdivision Plan for Steve and Karen Washington** – review of a sewer planning module for 10 EDUs for the preliminary subdivision and land development plan for Steve and Karen Washington located at the intersection of Taxville Road and Baker Road. Applicant is requesting this sewer planning module be forwarded to the Board of Supervisors for consideration so it may be forwarded to the Pennsylvania Department of Environmental Protection for review.
- VII. Discussion
- VIII. Adjournment