

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

- I. Call meeting to order
- II. Approval of minutes from the January 10, 2023 Planning Commission meeting.
- III. Zoning Hearing Cases
 - a. **ZHB 23-06 – Luis Rivera for RL Investment Properties, LLC** – requests a special exception §150-289.A to alter an existing nonconforming use (commercial building) and a variance §150-289.A.8 to allow a second nonconforming use (operation of a contractor’s office and materials storage) in the building located at 1900 Orange Street (Tax Map: 04; Parcel: 0118) in the R-3 Residential Zone.
- IV. New Business
 - a. **T-875 Preliminary Subdivision and Land Development Plan for Westgate Campus Phase 2 Proposed Professional Office Buildings -** A preliminary subdivision plan creating 6 additional lots and a preliminary land development plan depicting 4 office buildings located along the proposed extension of Westgate Drive in the Professional Office Zone. The properties will be served by public water and public sanitary sewer. Review/Action.
 - b. **T-876 BAE Stormwater Improvements Waiver Requests** – The applicant is requesting a waiver from the following sections of the Stormwater Management Ordinance: §113-17.I.5 Stormwater systems to convey the 25 year storm event; §113-17.H.2 flooded roads or driveways shall not exceed 8 feet in spread for the 10 year storm event located at 1100 Bairs Road at its intersection with Smith Drive. Review/Action.
- V. Discussion
- VI. Adjourn