

**West Manchester Township
Planning Commission
February 9, 2021
AGENDA**

- I. Call meeting to order
- II. Approval of minutes from the January 12, 2021 Planning Commission meeting.
- III. Zoning Hearing Cases
 - a. **ZHB Case # 21-06 – CHR Corp.** – requests a variance §150-289.A to expand an existing nonconforming use by more than 25% (requesting a 44% expansion) for retail sales and a variance of §150-289 to remove the existing canopy and install a new canopy with increased size over the gasoline dispensers **located at 2345 Carlisle Road** (Tax Map: 11; Parcel: 0047) in the Local Commercial Zone.
- IV. New Business
 - a. **T-858 Final Land Development Plan for Cottontail Solar 2, LLC** for a solar energy farm **located along New Salem Road** in the Agricultural Zone. *Tabled at the request of the applicant.*
 - b. **T-859 Final Lan Development Plan for Cottontail Solar 1, LLC** for a solar energy farm at three (3) parcels **located along Stoverstown Road and Sunnyside Road** in the Agricultural Zone. *Tabled at the request of the applicant.*
 - c. **T-860 Final Land Development Plan for Cottontail Solar 8, LLC** for a solar energy farm at two (2) parcel **located along Woodberry Road and West College Avenue** in the Agricultural Zone. *Tabled at the request of the applicant.*
 - d. **T-861 Preliminary Land Development Plan for Taco Bell** to demolish the existing Taco Bell drive-through fast-food restaurant and redevelop the lot as part of a shopping center with a Mavis Discount Tire and relocated Taco Bell drive-through fast-food restaurant **located at 2189 White Street** in the Regional Commercial Zone. *Action.*
- V. Discussion
- VI. Adjourn