

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

- I. Call meeting to order
- II. Reorganization
- III. Approval of minutes from February 10, 2026, Planning Commission meeting.
- IV. Zoning Hearing Cases
 - a. **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 April 14, 2026, at the request of the Applicant’s Engineer.***
 - b. **ZHB 26-02 - Lowe’s (Delco Plaza)** – requests a variance of Section 150-262.D.2 to hold seasonal sales within a parking lot longer than the permitted 45 days **located at 1175 Carlisle Road** (Tax Map: JH; Parcel: 0055B) in the Regional Commercial Zone.
- V. 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.
 - b. **T-907 Final Phase 1 Subdivision and Land Development Plan for Estates at Honey Run** – to depict phase 1 of a final subdivision creating 35 single family residential lots and 2 homeowners association lots containing open space and stormwater management facilities, associated roads and sidewalks **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 project will be served by public water and public sanitary sewer. A sewer planning module exemption mailer was submitted as part of the previously conditionally approved preliminary subdivision and land development plan.
 - c. **T-908 Preliminary/Final Land Development Plan for Raising Cane’s Restaurant with Drive-Thru** – to depict the demolition of the existing Lyndon Diner and redevelopment of the property **located at 1353 Kenneth Road** (Tax Map: JH; Parcel: 0054C) for the proposed 3,432 sq. ft. Raising Cane’s restaurant with drive-thru, outdoor seating and associated parking and underground stormwater management in the Regional Commercial Zone. The project will be served by public water and public sanitary sewer. The plan proposes 6 EDUs. ***Tabled until the April 14, 2026, Planning Commission meeting.***
- VI. Discussion
- VII. Adjournment