

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

- I. Call meeting to order
- II. Approval of minutes from the February 14, 2023 Planning Commission meeting.
- III. Zoning Hearing Cases
 - a. **ZHB 23-07 – GN Realty Market, LLC** – requests a variance §150-83.B Permitted Uses to allow a drive-through or fast-food restaurant and a variance §150-324.F to allow a drive-through or fast-food restaurant on a property to be located within 200 feet of a residential zone **located at 4200 West Market Street** (Tax Map: 14; Parcel: 0062) in the Local Commercial Zone.
 - b. **ZHB 23-08 – BLM Construction & Remodeling, LLC** – requests a variance §150-291 to restore a nonconforming building with various dimensional nonconformities destroyed by more than 75% of the fair market value to be rebuilt on the property on the same building footprint; variance §150-89 Minimum Required Setbacks; variance §150-95 Maximum Lot Coverage; variance §150-97 Required Screening; variance §150-98 Required Landscape Strip; variance §150-257 Required Landscape Strip; and variance §150-99 Dumpster Location **located at 85 N. Fayette Street** (Tax Map: 05; Parcel: 0163) in the Local Commercial Zone.
- IV. New Business
 - a. **T-870 REVISED Preliminary/Final Land Development Plan for Proposed Car Wash Facility for BLM Assets, Inc.** – to depict the construction of a proposed car wash and associated improvements on a 1.366-acre parcel (Lot 13 created by a separate subdivision plan) **located at 715 Town Center Drive** in the Regional Commercial Zone.
 - b. **T-877 Final Land Development Plan for 1150 Greenwood Road** – to depict three (3) phases of a proposed building expansion for a loading dock, warehousing area, and dismantling area. The plan also depicts associated parking to improve business operations at 1150 Greenwood Road in the I-2 Light Industrial Zone. There are no additional sewage flows proposed as part of this land development plan.
- V. Discussion
- VI. Adjourn