

**West Manchester Township
Planning Commission
March 8, 2022
AGENDA**

- I. Call meeting to order
- II. Approval of minutes from the February 8, 2022 Planning Commission meeting.
- III. Zoning Hearing Cases
 - a. **ZHB 22-05 – Karen & Steve Washington** – request a variance of §150-30.B to allow an accessory building to exceed the maximum permitted height of 15 feet to a requested height of 24 feet **located on Taxville Road** (Tax Map: IG; Parcel: 0018D) in the Rural Residential Zone.
 - b. **ZHB 22-06 – Andrew & Sarah Zeller** – request a variance of §150-86 to allow two (2) separate business entities to be operated on the property **located at 2265 Carlisle Road** (Tax Map: 11; Parcel: 0053) in the Local Commercial Zone.
 - c. **ZHB 22-07 – Wendy Flichman** – requests a variance of §150-283.B Permitted Permanent Sign Chart P-9D to increase the maximum number and size for an attached sign for an individual use within the shopping center **located at 1201 Carlisle Road, more specifically Unit 1265** (Tax Map: JH; Parcel: 0055B) in the Regional Commercial Zone.
- IV. New Business
 - a. **T-866 Final Subdivision Plan for James & Kristi Swartz** – 2 lot subdivision to create a new 1-acre parcel (lot 4A) from the 41-acre parent tract (lot 4) located at 4730 Graybill Road in the Agricultural Zone. ZHB Case #21-19 granted on September 29, 2021 to allow one additional building right within the bounds of their 41-acre tract pending the subdivision process.
 - b. **T-867 Final Subdivision and Land Development Plan for Most Reverend Nicholas C. Dattilo** – 2 lot subdivision to create a new 10.00-acre parcel (lot 2) from the 29.88-acre parent tract (lot 1) located at the southwest corner of Taxville Road and Baker Road in the Rural Residential Zone. Lot 1 will remain vacant with an agricultural use. Proposed Lot 2 will be for a residential dwelling with associated outbuildings, driveway and stormwater management.
 - c. **Proposed Zoning Ordinance Text Amendment** – to amend §150-291 entitled “Restoration” to provide relief to those property owners which suffer a loss of an existing nonconformity due to no fault of their own. For review and recommendation.
- V. Discussion
- VI. Adjourn