

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

- I. Call meeting to order
- II. Approval of minutes from the February 9, 2021 Planning Commission meeting.
- III. Zoning Hearing Cases
  - a. **ZHB Case #21-07 – John Dotzel** – request a variance of §150-291 to restore a nonconforming accessory building (detached garage with pavilion) destroyed by fire to its original height of 22 feet where the maximum height of a detached structure is 15 feet per §150-30.B located at **2350 Taxville Road** (Tax Map: IG; Parcel: 0019Q) in the Rural Residential Zone.
  - b. **ZHB Case #21-08 – White Street Investors, LLC** – requests a variance of §150-150 to allow a dumpster within the front yard area of White Street for proposed redevelopment of Taco Bell on a double-frontage lot and a variance of §150-150 to reduce the required side yard setback from 25 feet to 16.75 feet for a dumpster for proposed development of Mavis Discount Tire located at **2179-2189 White Street** (Tax Map: JH; Parcel: 0055G) in the Regional Commercial Zone.
  - c. **ZHB Case #21-09 – Commonwealth Charter Academy** – requests an interpretation of §150-135 Permitted Uses to operate an administrative office for a Pennsylvania public cyber charter school located at **725 Town Center Drive** (Tax Map: JH; Parcel: 0056R) in the Regional 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 February 9, 2021 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 February 9, 2021 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) parcels located along **Woodberry Road and West College Avenue** in the Agricultural Zone. *Tabled February 9, 2021 at the request of the applicant.*
  - d. **T-862 Preliminary/Final Subdivision Plan for Amos K. & Barbie M. Stoltzfus** to subdivide a parcel into 2 lots located along the **4300 block of West Market Street** in the Local Commercial Zone.
- V. Discussion
- VI. Adjourn