

**West Manchester Township  
Planning Commission  
April 11, 2023  
AGENDA**

- I. Call meeting to order
- II. Approval of minutes from the March 14, 2023 Planning Commission meeting.
- III. Zoning Hearing Cases
  - a. **ZHB 23-09 – Michael Dennis** – requests a special exception §150-289 to expand an existing nonconforming use (single family dwelling) **located at 2270 Carlisle Road** (Tax Map: 10; Parcel: 0090) in the Local Commercial Zone.
  - b. **ZHB 23-10 – Gold Key Holdings, LLC** – requests a variance §150-79.A for the minimum area of a townhouse development to be less than the required 1 acre to a requested 0.425 acre parcel located at **1343-1351 Salem Road** (Tax Map: 17; Parcel: 0012) in the R-6 Residential Zone.
- IV. New Business
  - a. **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. *Tabled by the PC Members at the March 14, 2023 due to the Applicant's absence.*
  - b. **T-878 – Sewer Planning Module Exemption Mailer for 1407 Carlisle Road** – The property owner has submitted a sewer planning module exemption mailer proposing 1 EDU for the vacant property located at 1407 Carlisle Road for connection to the newly constructed sewer line in Haviland Road. No land development is being proposed at this time.
  - c. **T-879 – Final Subdivision Plan for Lands of Sunrise Holdings, L.P. and 1128 Roosevelt Avenue, LLC** – to depict the existing conditions of parcel 14 and a portion of parcel 34 which will be subdivided off and combined to parcel 14 located at 1060 Marbrook Lane (York City) and 1128 Roosevelt Avenue (West Manchester Township).
- V. Discussion
- VI. Adjourn