

**West Manchester Township
Planning Commission
April 14, 2026
AGENDA**

- I. Call meeting to order
- II. Approval of minutes from March 10, 2026, Planning Commission meeting.
- III. 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 at the request of Applicant until the May 12, 2026 Planning Commission meeting.*
 - b. **ZHB 26-03 – Codorun Farms, Inc. c/o Melvin H. Campbell, Jr.** – requests a variance §150-12.1 Number of Principal Uses per Lot; variance §150-293 Reversion; variance §150-301.A.2 to allow more than 6 months to obtain a building permit or use certificate **located at 3 Hokes Mill Road** (Tax Map: HH; Parcel:0033) The property is located in the Rural Residential and Open Space Residential-2 Zone.
 - c. **ZHB 26-04 – Forward Motion Chiropractic and Wellness, LLC c/o Dr. Daniel Eichner** – request a special exception §150-290 and §150-302.D to substitute or replace a nonconforming use with another nonconforming use **located at 2415 West Market Street** (Tax Map: 05; Parcel: 0070) in the Local Commercial Zone.
- IV. New Business
 - a. **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.
 - b. **T-909 Final Land Development for BAE New Office Building** – to depict the demolition of three (3) buildings and the construction of a new office building, associated stormwater management and landscaping for BAE Systems Land and Armaments located at 1100 Bairs Road (Tax Map: HG; Parcel: 0056A) in the General Industrial (I-3) Zone. The project will be served by public water and sanitary sewer.
 - c. **Proposed Text Amendment to the West Manchester Township Subdivision and Land Development Ordinance** – Review a proposed text amendment to the Subdivision and Land Development Plan amending the plan filing deadline from 15 days to 28 days prior to the Planning Commission meeting. The proposed text amendment proposes requiring digital copies of all required submission materials and requiring digital files to be Auto CAD or DXF compatible in addition to the submission of hard copies of the plans, reports, notifications and certifications.
- V. Discussion
- VI. Adjournment