

**West Manchester Township
Planning Commission
May 10, 2022
AGENDA**

- I. Call meeting to order
- II. Approval of minutes from the April 12, 2022 Planning Commission meeting.
- III. Zoning Hearing Cases
 - a. **ZHB 22-10 – Ronald & Jacey James** – requests a special exception §150-289 for the alteration and expansion of an existing single family detached dwelling with an existing nonconforming dimensional front yard setback; variance §150-289.B to expand the existing dimensional nonconformity by 36% rather than the maximum 10%; variance §150-301.A.2 to allow a maximum of one year to obtain a permit rather than the required six months **located at 908 Sunnyside Road** (Tax Map: GG; Parcel:0044T) in the Rural Residential Zone.
 - b. **ZHB 22-11 – Laura & Steven Harrison** – request a variance §150-51 Permitted Uses in the R-3 Residential Zone to allow a landscaping business with 5 employees operate on the property **located at 1897 Trolley Road** (Tax Map: 08; Parcel: 0023) in the R-3 Residential Zone.
 - c. **ZHB 22-12 – BAE Systems Land & Armaments, L.P.** – requests a variance §150-197 Off-Street Loading and a variance §150-267 Location of Off-Street Loading to allow an off-street loading area on the side of a building facing adjoining lands within a residential zone **located at 1100 Bairs Road** (Tax Map: HG; Parcel: 0056A) in the I-3 General Industrial Zone.
- IV. New Business
 - a. **T-868 Final Subdivision Plan for Steven P. & Tracy L. Smith** – 3 lot subdivision to subdivide Lot 3A from Lot 3, Lot 4A from Lot 4 to be joined with Lot 1 and relocate the 20’ drainage easement to be centered on the new property line **located at 2505, 2515 and 2525 Taxville Road** in the Rural Residential Zone.
 - b. **T-869 Final Subdivision Plan for BLM Assets, Inc.** – to subdivide a 1.366-acre lot (Lot 13) from parcel 56U (Lot 4) to be used for a future commercial development **located at 715 Town Center Drive** in the Regional Commercial Zone.
 - c. **T-870 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.
- V. Discussion
- VI. Adjourn