

**West Manchester Township  
Planning Commission  
May 13, 2025  
AGENDA**

- I. Call meeting to order
- II. Approval of minutes from April 8, 2025, Planning Commission meeting.
- III. Zoning Hearing Cases
  - a. **ZHB 25-07 – RTK Investments, LLC** – requests a special exception §150-289 to alter and expand an existing nonconforming use (automobile sales and service/trailer sales and service) by 19% **located at 4267 West Market Street** (Tax Map: 14; Parcel: 0026) in the Local Commercial Zone.
- IV. New Business
  - a. **T-900 Preliminary/Final Land Development Plan for 1763 Colony Road Commercial** – to depict a proposed 96,768 sq. ft. flex-space building and related improvements on a vacant 6.75-acre tract of land **located at 1763 Colony Road** (Tax Map: JH; Parcel: 0056T) in the Light Industrial Zone. The property will be served by public water and public sanitary sewer.
  - b. **T-901 Preliminary Subdivision and Land Development Plan for the Baker Road Subdivision** – to depict the proposed subdivision of a 48.640-acre parcel creating 65 residential lots and 2 homeowner’s association lots, associated roads and stormwater management **located along the south side of Baker Road near the intersection with Sunset Lane** (Tax Map: JG; Parcel: 0033D) in the R-1 Residential Zone. The properties will be served by public water and public sanitary sewer.
  - c. **4267 West Market Street – Request for Substitute Screening** – to consider a request from Johnston and Associates, Inc. on behalf of the property owner, RTK Investments, LLC, for the Planning Commission to recommend the Board of Supervisors allow an existing 6’ high vinyl privacy fence to act as the required screening barrier and further supplement the screening with 8 evergreen trees (minimum height of 6 feet at planting) in accordance with Zoning Ordinance §150-278 **located at 4267 West Market Street** (Tax Map: 14; Parcel: 0026) in the Local Commercial Zone.
  - d. **Sewer Planning Module Exemption Mailer for 1722 Carlisle Road** – Motion to approve, revise, table or deny a sewer planning module exemption mailer submitted by Kent Raffensberger, Environmental Planner of Johnston and Associates, Inc. on behalf of the property owners, York Area Real Estate Partners, LP for the property **located at 1722 Carlisle Road** (Tax Map: 09; Parcel: 0069) in the R-3 Residential Zone. The Applicant is proposing 1 EDU to flow to the Dover Wastewater Treatment Plant.
- V. Discussion
- VI. Adjourn