

**West Manchester Township
Planning Commission
June 14, 2022
AGENDA**

- I. Call meeting to order
- II. Approval of minutes from the May 10, 2022 Planning Commission meeting.
- III. Zoning Hearing Cases
 - a. **ZHB 22-13 – Codorun Farms, Inc.** – requests an interpretation §150-230.C of the Zoning Ordinance located at **3 Hokes Mill Road** (Tax Map: HH; Parcel: 0033) in the Rural Residential Zone and Agricultural Zone.
 - b. **Steve March & Jan Watt** – request a special exception §150-289 to alter an existing nonconforming use having nonconforming setbacks (single family detached dwelling with covered front porch) located at 4415 West Market Street (Tax Map: HG: 0093B) in the Highway Commercial Zone.
 - c. **ZHB 22-15 – Chesapeake Plumbing & Heating, Inc.** – requests a special exception §150-290 to substitute one nonconforming use (auto parts store/warehouse) with another nonconforming use (Chesapeake Plumbing & Heating, Inc. office, warehouse/flex space); special exception §150-289.A to expand the existing nonconformity (commercial parking lot) in a residential zone; variance §150-289.A.2 to expand the existing nonconforming parking lot coverage from 35% to 50% by expanding the parking lot 11,542 sq. ft. increasing the overall lot coverage from 51% to 66% located at **3108 West Market Street Unit 3142** (Tax Map: 20; Parcel: 0114) in the R-3 Residential Zone.
 - d. **ZHB 22-16 – BLM Assets, Inc.** – requests variance §150-317 to reduce the required setbacks for car wash apparatuses from 100 feet from any street right-of-way and 50 feet from any rear property line to the requested 82 feet from the street right-of-way line and 29 feet from the rear setback line; variance §150-301.A.2 to allow 1 year from the issuance of a written decision for the issuance of a building permit for the building located at 715 Town Center Drive (Tax Map: JH; Parcel: 0056U) in the Regional Commercial Zone.
 - e. **ZHB 22-17 – Mukesh Parikh** – requests variance §150-140.A to allow a portion of the proposed commercial retail building to be within the building setback along the internal shopping center property line; variance §150-140.C to allow a portion of the off-street parking lot along Haviland Road and Carlisle Road to be within the 25-foot off-street parking lot setback; variance §150-301.A.2 to allow 1 year from the issuance of a written decision for the issuance of a building permit for the building located at **Residual Lot #4 at the West Manchester Town Center** (Tax Map: JH; Parcel: 0056U) in the Regional Commercial Zone.
 - f. **ZHB 22-18 – Joseph O'Donnell** – requests a variance §150-89 reduce the side yard setback from the required 15 feet to zero feet and to reduce the rear yard setback from 25 feet to 4 feet for a structure (detached carport) located at **2056 Carlisle Road** (Tax Map: 10; Parcel: 0150) in the Local Commercial Zone.
- IV. New Business
 - a. **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. *Tabled at the request of the applicant at the May 10, 2022 meeting.*
 - b. **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. *Tabled at the request of the applicant at the May 10, 2022 meeting.*
 - c. **T-871 Lot Consolidation/Subdivision and Preliminary/Final Land Development Plan for Ferber Company for the Proposed Wawa Food Market** – to consolidate three (3) parcels and re-subdivide them into 2 parcels, depicting the development of the proposed retail store with accessory gas pumps located at the **4500 Block of West Market Street** in the Highway Commercial Zone.
- V. Discussion
- VI. Adjourn