

**West Manchester Township
Planning Commission
June 8, 2021
AGENDA**

- I. Call meeting to order
- II. Approval of minutes from the May 11, 2021 Planning Commission meeting
- III. Zoning Hearing Cases
 - a. **ZHB Case # 21-13 – Cynthia Johannes Beecher** – requests a special exception §150-290 to substitute one non-conforming use (office/retail) with another non-conforming use (yoga studio) **located at 1900 Orange Street** (Tax Map: 04; Parcel 0118) in the R-3 Residential Zone.
 - b. **ZHB Case #21-14 – Tate & Associates, LLC** – requests a variance §150-86 to allow more than one principal use on the lot contained in the same building **located at 2217 Carlisle Road** (Tax Map: 11; Parcel: 0058) in the Local Commercial Zone.
 - c. **ZHB Case #21-15 – Sherry Hodnett** – requests a special exception §150-289.A to expand an existing non-conforming use (personal service business – barber shop) and a variance §150-289.A.2 to expand the non-conforming use by more than 25% (requested 32% increase) **located at 4700 West Market Street** (Tax Map: 43; Parcel: 0036)
 - d. **ZHB Case #21-16 – Robin Ness** – requests a variance §150-56.B to reduce the required side yard setback for two (2) accessory structures (detached carport and detached shed) from the required five (5) feet to zero (0) feet and a variance of §150-57 to exceed the maximum height for an accessory structure (detached carport) from the required fifteen (15) feet to the requested eighteen (18) feet **located at 1270 West College Avenue** (Tax Map: 17; Parcel: 0125) in the R-3 Residential Zone.
- IV. New Business
- V. Discussion
 - a. Corrective Action Process (CAP) and Common Ownership Merger (COM) review processes.
- VI. Adjourn