

**West Manchester Township
Planning Commission
July 8, 2025
AGENDA**

- I. Call meeting to order
- II. Approval of minutes from June 10, 2025, Planning Commission meeting.
- III. Zoning Hearing Cases
 - a. **ZHB 25-10 – Karl Welkner** – requests a variance §150-47.B.3 to encroach upon the 10’ minimum required rear yard setback for an accessory structure **located at 2577 Broad Street** (Tax Map: 13; Parcel: 0088) in the R-2 Residential Zone.
 - b. **ZHB 25-11 – Melinda E. Kreiser and Leon R. Leber** – request a special exception §150-289 to alter an existing nonconformity (use and dimensional) **located at 2290 School Street** (Tax Map: 10; Parcel: 0197) in the R-3 Residential Zone.
 - c. **ZHB 25-12 – Hunter Creek Partners, LLC** – requests a variance §150-36 to reduce the minimum lot width for two (2) parcels (proposed Lots 8 and 9) along the turnaround of a cul-de-sac of a preliminary subdivision **located along Baker Road** (Tax Map: JG; Parcel: 0033D) in the R-1 Residential Zone.
 - d. **ZHB 25-13 – Matthew Witmer for 3108 W Market Street York LLC** – requests a special exception §150-290 to substitute one (1) nonconforming use (office/storage) with another nonconforming use (professional office with small scale manufacturing) located at **3108-3142 West Market Street (Unit 3120)** (Tax Map: 20; Parcel: 0114) in the R-3 Residential Zone.
- IV. Old 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. *This item was tabled at the June 10, 2025, public meeting.*
 - 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. *The Applicant briefed the Planning Commission on this item at the May 13, 2025, public meeting.*
- V. New Business
- VI. Discussion
- VII. Adjourn