

**West Manchester Township
Planning Commission
August 10, 2021
AGENDA**

- I. Call meeting to order
- II. Approval of minutes from the July 13, 2021 Planning Commission meeting
- III. Zoning Hearing Cases
 - a. **ZHB #21-19 – Kristi & James Swartz** – requests an Interpretation of §150-17 Lot Area Requirements and in the alternative a variance of §150-17 to allow one additional dwelling right to be located within the bounds of their existing 41-acre tract of land **located at 4730 Graybill Road** (Tax Map: HG; Parcel: 0106A) in the Agricultural Zone.
 - b. **ZHB #21-20 – Joseph DelGiudice, Sr. -** requests a variance §150-51 Permitted Uses to allow a second dwelling on the lot above the attached garage **located at 2145 Derry Road** (Tax Map: 21; Parcel: 214) in the R-3 Residential Zone.
 - c. **ZHB #-21-21 – Michael Yeaple** – requests a variance §150-231.F to allow a driveway with a curb cut exceeding 25 feet (requested 35 feet) and a variance §150-231.H to reduce the required side yard setback for a driveway from the required 2 feet (requested 0 feet) **located at 2340 Baker Road** (Tax Map: JG; Parcel: 0030) in the R-3 Residential Zone.
 - d. **ZHB #21-22 – Five Star International, LLC** – requests a special exception §150-289 to expand the existing nonconforming use (truck sales, service and repairs) and a variance §150-289.A.2 to expand the existing nonconforming use by more than 25% (requested 40%) **located at 2818 West Market Street** (Tax Map: IH; Parcel: 0008A) in the I-2 Light Industrial Zone.
- IV. New Business
- V. Discussion
- VI. Adjourn