

**West Manchester Township
Planning Commission
August 12, 2025
AGENDA**

- I. Call meeting to order
- II. Approval of minutes from July 8, 2025, Planning Commission meeting.
- III. Zoning Hearing Cases
 - a. **ZHB 25-14 – Gregory Jacobs** – requests a variance §150-57.B to exceed the maximum height of an accessory structure from fifteen (15) feet to a proposed maximum height of twenty-five (25) feet **located at 2155 Taxville Road** (Tax Map: IG; Parcel: 0018M) in the R-3 Residential Zone.
 - b. **ZHB 25-15 Jose Bernardi, Jesus Rosado and Adolfo Manzo Madrigal** – request a special exception and variance to alter an existing nonconforming use (automobile repair, maintenance and auto sales) to include the sales and service of tires **located at 1924 Stanton Street** (Tax Map: 04; Parcel: 0227) in the R-5 Residential Zone.
- IV. New Business
 - a. **T-902 Preliminary/Final Subdivision and Land Development for The Learning Experience – Kenneth Road** – to depict a subdivision creating two (2) parcels in the Professional office zone and to depict the land development of the parcels creating a 10,000 square foot commercial day care facility with associated parking, landscaping and stormwater management on Lot 1 and the land development of a 6,000 square foot office building with associated parking, landscaping and stormwater management on Lot 2 **located along the 1900 block of Kenneth Road** in the Professional Office Zone and the R-2 Residential Zone.
 - b. **Proposed Zoning Ordinance Text and Map Amendment for a Data Center Overlay Zone**– to review and make a recommendation to the Board of Supervisors regarding a proposed a Zoning Ordinance text and map amendment for a use not provided for, Data Center Overlay Zone. The applicant is requesting that the Board of Supervisors amend the Zoning Ordinance and Zoning Map to define and permit data centers subject to certain standards in a new Data Center Overlay Zone and apply it to UPI # 51-000-HG-0004-00000 and 51-000-IG-0032B-000000 located in the Open Space Zone.
- V. Discussion
- VI. Adjourn