

**West Manchester Township
Planning Commission
August 13, 2024
AGENDA**

- I. Call meeting to order
- II. Approval of minutes from the July 9, 2024, Planning Commission meeting.
- III. Zoning Hearing Cases

No Zoning Hearing Board cases have been filed for review.
- IV. New Business
 - a. **Rezoning Request from Gerald W. Lighty and Gerald W. Lighty, Executor of the Estate of Brian L. Lighty** to rezone a **48.60-acre parcel of land along Baker Road** (UPI # 51-000-JG-0033D-00000) from Open Space Residential-1 Zone to R-1 Residential Zone.
 - b. **SK-24-03 – Sketch Plan for Proposed 7 Brew Coffee** – to depict a sketch plan for a proposed drive-thru beverage business that only serves beverages and no food **located at 1407 Carlisle Road** (Tax Map: JH; Parcel: 56B and Tax Map: JH; Parcel: 56D) in the Highway Commercial Zone. Briefing.
 - c. **T-888 – Preliminary/Final Land Development Plan for Proposed Flex Industrial Building for 1850 Lemon, LP** – to depict the re-development of the parcel for a proposed industrial flex building and associated improvements on a 7.328-acre parcel **located at 1850 Lemon Street** (Tax Map: IH; Parcel: 0030B) in the General Industrial (I-3) Zone. Review/Action
 - d. **T-896 Final (Reverse) Subdivision Plan for Frito Lay York ASF Remodel** – to depict the existing conditions of the project site and to combine parcel 1 (Tax Map: IG; Parcel: 52B) and parcel 2 (Tax Map: IG; Parcel: 52Q) along North Zarfoss Drive and Gillespie Drive to create a combined parcel of 12.94 acres **located at 3553 Gillespie Drive** in the General Industrial (I-3) Zone. Review/Action.
- V. Discussion
- VI. Adjourn