

**West Manchester Township
Planning Commission
August 9, 2022
AGENDA**

- I. Call meeting to order
- II. Approval of minutes from the July 12, 2022, Planning Commission meeting.
- III. Zoning Hearing Cases
 - a. **ZHB 22-19 – Codorun Farms, Inc.** – requests an interpretation §150-363.A Permits and §150-229.A Fences and in the alternative a variance of §150-363.A Permits and §150-229.A Fences to allow stone pillars as part of a fence and gate to exceed the maximum height of an agricultural/livestock fence **located at 3 Hokes Mill Road** (Tax Map: HH; Parcel: 0033) in the Rural Residential Zone and Agricultural Zone.
 - b. **ZHB 22-21 – Bradley W. Snyder** – requests a special exception §150-289 to alter and expand an existing nonconformity (single family detached dwelling unit with detached garage) to construct a two-story addition on the dwelling (for a commercial business – art/tattoo studio on the first-floor w/ second story storage on the second-floor) and to construct an ADA accessible restroom on the detached garage **located at 4090 West Market Street** (Tax Map: 14; Parcel: 0052) in the Local Commercial Zone.
 - c. **ZHB 22-22 – Target Corporation** – requests a variance §150-283.B Permitted Permanent Sign Chart P-9D Attached Signs for Individual Uses within a shopping center; a variance §150-283.B Permitted Permanent Sign Chart P-5 for On-Site Directional Signs; and a variance §150-262 Schedule of Required Parking Spaces **located at 2251 York Crossing Drive** (Tax Map: JH; Parcel: 0056N0C0001) in the Regional Commercial Zone.
 - d. **ZHB 22-23 – Shiloh Village, LLC** – requests a special exception §150-290 to substitute a nonconforming use with another nonconforming use (fitness center in an existing nonconforming shopping center) **located at 2323 Carlisle Road** (Tax Map: 11; Parcel: 0049) in the Local Commercial Zone.
 - e. **ZHB 22-24 – 3625 Mia Brae, LP c/o Glenn Rexroth** – requests a variance §150-195.1 Multiple Permitted Uses to allow two proposed principal buildings and uses on one lot; variance §150-197 Off-Street Loading to allow a loading space to be on the side of a building that faces a public street **located at North Zarfoss Drive** (Tax Map: ig; Parcel: 0058B) in the I-3 General Industrial Zone.
- IV. New Business
 - a. **T-872 - Preliminary/Final Land Development Plan for Commercial and Quick Service Restaurants** – to depict the proposed construction a commercial building and two (2) drive-thru restaurants with associated parking, access drives and stormwater management as part of a shopping center located on the 2.34-acre residual Lot 4 of West Manchester Town Center in the Regional Commercial Zone.
- V. Discussion
- VI. Adjourn