

**West Manchester Township
Planning Commission
September 12, 2023
AGENDA**

- I. Call meeting to order
- II. Approval of minutes from the August 8, 2023 Planning Commission meeting.
- III. Zoning Hearing Cases
 - a. **ZHB 23-16 – Shiloh Evangelical Lutheran Church** – requests a special exception §150-289 to alter an existing nonconforming use (demolish single-family detached dwelling used as the church parsonage/office and create a parking lot addition on the same parcel as the remaining church school); variance §150-289.A.2 to expand the nonconforming use by more than 25%; variance §150-302.A.3 to allow one year to obtain a permit **located at 2440 Carlisle Road** (Tax Map: JG; Parcel: 0023A) in the R-3 Residential Zone.
 - b. **ZHB 23-17 – Stanley Firestone** - requests a variance §150-51 Permitted Uses to establish a home occupation selling used bikes and lawn equipment with small repairs and a variance §150-230.B Unenclosed Storage/Stockpiling to allow the outdoor storage of the bikes and lawn equipment for sale **located at 2001 Stanton Street** (Tax Map: 04; Parcel: 0207) in the R-3 Residential Zone.
 - c. **ZHB 23-18 – Bradley Snyder** – requests a variance §150-86 to allow a portion of the business to be located in a detached accessory structure rather than in the principal building **located at 4090 West Market Street** (Tax Map: 14; Parcel: 0052) in the Local Commercial Zone.
- IV. New Business
 - a. **T-880 – Preliminary/Final Land Development Plan for Stoltzfus – W. Market Street** to depict the proposed development of a 4,800 square foot commercial building on a Lot 1, associated parking facilities, stormwater facilities and a shared limited access drive between Lot 1 and Lot 2 **located along the 4300 block of West Market Street** in the Local Commercial Zone. *Tabled at the August 8, 2023 meeting by request of the applicant.*
 - b. **T-881 – Sewer Planning Module Exemption Mailer for 1401 Carlisle Road** – The property owner has submitted a sewer planning module exemption mailer proposing 1 EDU for the commercial property located at 1401 Carlisle Road (currently occupied by Tobacco Hut) for connection to the newly constructed sewer line in Haviland Road. No land development is being proposed at this time.
- V. Discussion
- VI. Adjourn