

**West Manchester Township
Planning Commission
January 13, 2026
AGENDA**

- I. Call meeting to order
- II. Reorganization
- III. Approval of minutes from December 9, 2025, Planning Commission meeting.
- IV. Zoning Hearing Cases
 - a. **(CONTINUED) ZHB 25-21 – Jeffrey McVicar for Magnuss McVicar** – requests a variance §150-231.F to exceed maximum width of a driveway curb cut for a driveway located at a single-family dwelling **located at 775 Bairs Road** (Tax Map: HG; Parcel: 0059) in the Rural Residential (R) Zone.
 - b. **ZHB 25-24 – Michael J. March** – requests a dimensional variance §150-45 Minimum Lot Width to enable a future 4 lot residential subdivision located at 1590 Taxville Road (Tax Map: IG; Parcel: 0066) in the R-2 Residential Zone. ***Tabled until the February 10, 2026 Planning Commission meeting at the request of the Applicant.***
 - c. **ZHB 26-01 – Sprich Capital Investment, LLP c/o Andrew Sprich** – requests a special exception §150-289 to expand and alter an existing nonconforming use (auto repair shop); variance §150-289.A.8 to create a second nonconforming use (Auto Sales – Used) on the property; variance §150-58 to exceed 35% impervious coverage; variance §150-283.B Permitted Sign Chart P-8D to allow 2 attached signs on existing auto repair service building exceeding the 4% total wall area **located at 1231 West Locust Street** (Tax Map: 17; Parcel: 0060) in the R-3 Residential Zone.
- V. Old 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.
- VI. New Business
- VII. Discussion
- VIII. Adjournment