

**West Manchester Township  
Planning Commission  
January 14, 2025  
AGENDA**

- I. Call meeting to order
- II. Reorganization
- III. Approval of minutes from the December 10, 2024, Planning Commission meeting.
- IV. Zoning Hearing Cases
  - a. **ZHB 25-01 – Lititz Sign Company for Paramount Newco Realty** - requests a variance §150-283.B Permitted Permanent Sign Chart P-9D to exceed the maximum allowable size for an attached sign for an individual use within the shopping center (Xfinity) **located at 1800 Loucks Road (more specifically tenant space 810A Town Center Drive)** (Tax Map: JH; Parcel: 0056F) in the Regional Commercial Zone.
  - b. **ZHB 25-02 – Herbert A. Brown** – requests a special exception §150-289 to expand an existing nonconforming use and a variance §150-289.A.2 to expand the existing nonconforming use by more than 25% **located at 865 East Berlin Road** (Tax Map: IG; Parcel: 0056B) in the I-3 General Industrial Zone.
  - c. **ZHB 25-03 – Sheetz, Inc.** – requests a variance §150-283.B Permitted Permanent Sign Chart P-5 on site directional signs to exceed the allowable size, variance §150-283.B Permitted Permanent Sign Chart P-8A freestanding sign in residential zone to exceed maximum number allowed, maximum height allowed and maximum size allowed, and a variance §150-283.B Permitted Permanent Sign Chart P-8E attached signs to be located on a non-frontage wall **located at 1484 Carlisle Road** (Tax Map: 07; Parcel: 0138) in the R-3 Residential and Highway Commercial Zones.
- V. New Business
  - a. **T-897 Preliminary/Final Land Development Plan for Trimmer Campus Improvements for West York Area School District** – to depict the proposed construction of a parking lot and field house, the resurfacing, addition and replacement of associated athletic fields and features and other associated improvements located at 1900 Brenda Road (Tax Map: JG; Parcel: 0060B) in the Open Space Zone. .
  - b. **T-898 Preliminary/Final Land Development Plan for Main Campus Improvements for West York Area School District** – to depict the proposed construction of a new track, new parking, improved vehicular circulation, new athletic fields, stormwater management facilities and associated improvements **located at 1800 Bannister Street** (Tax Map: 02; Parcel: 0069) in the Open Space Zone and Local Commercial Zone.
- VI. Discussion
- VII. Adjourn