

**West Manchester Township
Planning Commission
June 11, 2024
AGENDA**

- I. Call meeting to order
- II. Approval of minutes from the May 14, 2024, Planning Commission meeting.
- III. Zoning Hearing Cases

No zoning hearing applications were submitted for June 2024.

- IV. New Business

- a. **T-887 – Preliminary/Final Land Development Plan for Pine Creek Structures** – to depict the construction of a commercial sales yard and related site improvements on a 2.83-acre parcel for Pine Creek Structures (accessory building sales) **located at 4545 West Market Street** (Tax Map: HG; Parcel: 00004K) in the Highway Commercial Zone. Review/Action. *Tabled at the applicant’s request on May 14, 2024.*
- b. **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. *Tabled at the applicant’s request on May 14, 2024.*
- c. **T-889 – Preliminary/Final Land Development Plan for Proposed Multifamily Residential Development for Weldon Drive, LLC** – to depict a proposed multifamily residential development (building with 24 dwelling units) and associated improvements on a 2.93-acre parcel **located along Weldon Drive** (Tax Map: 05; Parcel: 0037H) in the R-4 Residential Zone. Review/Action *Tabled at the applicant’s request on May 14, 2024.*
- d. **T-890 Final Subdivision Plan for Christy A. McClain** – to depict the consolidation of **Lot 1 known as 2110 Orange Street and Lot 2 known as 2100 Orange Street** to create one parcel of 0.507 acres (Tax Map: 04; Parcel: 142C and 142D) in the R-3 Residential Zone.
- e. **T-891 Preliminary/Final Land Development Plan for York Garber I** – to depict a proposed 204,474 sq. ft. solar energy farm located at 1750 Taxville Road (Tax Map: IG; Parcel: 0059) in the Agricultural Zone.
- f. **T-892 Preliminary/Final Land Development Plan for York Garber II** – to depict a proposed 230,802 sq. ft. solar energy farm **located at 1750 Taxville Road** (Tax Map: IG; Parcel: 0059) in the Agricultural Zone.
- g. **T-893 Preliminary/Final Land Development Plan for Frito Lay York ASF Remodel** – to depict a proposed 5,478 sq. ft. building expansion **located at 3553 Gillespie Drive** (Tax Map: IG: 0052B) in the I-3 General Industrial Zone.

- h. **T-894 Revised Preliminary Subdivision and Land Development Plan for Westgate Campus, Phase II** – to depict the creation of lots 3-6, the proposed +/- 1,230-foot extension of Westgate Drive to Roosevelt Avenue and the proposed development (office buildings and related site improvements) **located along the 1700 block of Westgate Drive** (Tax Map: JH; Parcel: 0013) in the Professional Office Zone.

V. Discussion

VI. Adjourn