

**West Manchester Township
Planning Commission
July 9, 2024
AGENDA**

- I. Call meeting to order
- II. Approval of minutes from the June 11, 2024, Planning Commission meeting.
- III. Zoning Hearing Cases
 - a. **ZHB 24-08 – Quality Service Center (QSC Associates, LLC)** – requests a special exception §150-289 to expand/alter an existing nonconforming use (auto repair shop) **located at 28 South Oxford Street** (Tax Map: 04; Parcel: 0365A) in the R-5 Residential Zone.
 - b. **ZHB 24-09 – TruBru York LLC and CWP West LLC** – request a variance §150-289.B to expand an existing dimensionally nonconforming pylon sign by more than 25% (requesting 45 square foot sign to be attached to the existing pylon sign to allow business identification of a lessee) **located at 1410 Kenneth Road** (Tax Map: 30; Parcel: 0025) in the Highway Commercial (HC) Zone.
- IV. New Business
 - a. **T-895 Preliminary Subdivision Plan for Steve & Karen Washington** – to depict a preliminary subdivision of a 29.88-acre parcel to create eleven (11) single-family detached dwelling lots located at the corner of Taxville Road and Baker Road in the Rural Residential Zone.
- V. Discussion
- VI. Adjourn