

**West Manchester Township  
Planning Commission  
September 10, 2024  
AGENDA**

- I. Call meeting to order
- II. Approval of minutes from the August 13, 2024, Planning Commission meeting.
- III. Zoning Hearing Cases
  - a. **ZHB 24-10 Sheetz, Inc.** – requests a variance §150-324.F to allow a drive-through on a property that is located within 200 feet of residentially-zoned land **located at 1484 Carlisle Road** (Tax Map: 07; Parcel: 0138) in the Highway Commercial Zone and the R-3 Residential Zone.
  - b. **ZHB 24-11 Shiny Shell Car Wash** – requests a variance §150-283.B Permitted Permanent Sign Chart P-9D to increase the allowable sign area for attached signs for individual uses within a shopping center **located at 715 Town Center Drive** (Tax Map: JH; Parcel: 0124) in the Regional Commercial Zone.
  - c. **ZHB 24-12 Johanna Cruz-Ortiz** – requests a special exception §150-289 and a variance §150-289.A.8 to expand an existing nonconforming use (racquetball and health club) to include a commercial school for fitness (Pole Zen Flows) **located at 1785 Loucks Road** (Tax Map: 29; Parcel: 0138) in the Light Industrial Zone.
- IV. New Business
  - a. **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. *Tabled at the August 13, 2024, meeting by request of the applicant.* Review/Action.
  - b. **Sewer Planning Module Exemption Mailer for Weis Markets Gas ‘N Go 1800 Roosevelt Avenue** – Motion to approve, revise, table or deny a sewer planning module exemption mailer submitted by Joseph M. Gurney, RLA, PLA of First Capital Engineering on behalf of Weis Markets Gas ‘N Go located at 1800 Roosevelt Avenue (Tax Map: JH; Parcel: 19F0C0001) in the Highway Commercial Zone. The applicant is proposing 1 additional EDU to flow to the PA American Water sewer treatment facility (former York City Wastewater Treatment Plant). Review/Action.
  - c. **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. Review/Action.
  - d. **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. Review/Action.

V. Discussion

- a. The Planning Commission members will hold a work session to review the first draft of the Comprehensive Plan. A representative from Gannett Fleming will also be in attendance to discuss the first draft. No action will be taken on the first draft of the Comprehensive Plan.

VI. Adjourn