

MINUTES
WEST MANCHESTER TOWNSHIP
PLANNING COMMISSION
DATE: October 14, 2025

The meeting was called to order by David Beecher at 7:00 p.m.

ATTENDANCE

Planning Commission Members:

David Beecher, Chairman – Present

Patrick Hein, Vice-Chairman – Present

Felicia Dell – Present

Rainer Niederoest, Dawood Engineers – Present

Staff:

Matthew Biehl – Present

Fred Walters – Absent

Rachelle Sampere, Zoning Officer – Present

Ryan Cummings, HRG – Present

Tonight's Planning Commission meeting was held in person. The meeting was broadcast over Zoom for viewing purposes only.

APPROVAL OF MINUTES

MOTION: by Matthew Biehl to approve the September 9, 2025, Planning Commission meeting minutes.

SECOND: by Patrick Hein

MOTION PASSED: Unanimously (4-0)

ZONING HEARING BOARD CASES

ZHB 25-16 – Hunter Theiss (C&Z Construction) for Karen McQuait – requests a variance §150-291 to restore an existing nonconformity (single-family semidetached dwelling) destroyed by fire by more than 75% of the market value as appraised for tax assessment purposes **located at 31 North Diamond Street** (Tax Map: 04; Parcel: 0274A) in the Local Commercial (LC) Zone.

Mr. Brian Scott of C&Z Construction presented the request on behalf of the property owner, Ms. Karen McQuait. Mr. Scott explained that of the twenty-eight (28) parcels around 31 North Diamond Street, twenty-seven (27) of them are legal nonconforming uses (residences). Mr. Scott explained that Ms. McQuait would like to repair the fire-damaged home so she can resume living there. There would be no building expansions. Once the building is repaired it will remain a legal nonconforming use.

MOTION: by Patrick Hein to recommend the Zoning Hearing Board grant the variance request subject to the following condition:

1. The building repairs may not expand beyond the existing building footprint.

SECOND: by Felicia Dell

MOTION PASSED: Unanimously (4-0)

ZHB 25-17 – Mary Lynn Minnich – requests a variance §150-291 to restore an existing nonconformity (single-family semidetached dwelling) destroyed by fire by more than 75% of the market value as appraised for tax assessment purposes **located at 29 North Diamond Street** (Tax Map: 04; Parcel: 0275) in the Local Commercial (LC) Zone.

Ms. Mary Lynn Minnich presented the request to the Planning Commission members. Ms. Minnich explained that she and her husband have lived on the property for seventeen (17) years. She and her husband would like to make repairs to the fire-damaged dwelling so they can resume living there. Ms. Minnich explained that there was a detached garage to the rear of the building that was also damaged by the fire, but they do not want to rebuild it, reducing the nonconforming use. The repairs will not extend beyond the existing footprint of the building.

MOTION: by Matthew Biehl to recommend the Zoning Hearing Board grant the variance request subject to the following condition:

1. The building repairs may not expand beyond the existing building footprint.

SECOND: by Patrick Hein

MOTION PASSED: Unanimously (4-0)

ZHB 25-18 – William Peters dba WP Resale Liquidation & Wholesale – requests a special exception §150-290 to substitute one nonconforming use (tool company) with another nonconforming use (industrial warehouse for wholesale and storage) **located at 99 Hokes Mill Road** (Tax Map: 04; Parcel: 0347) in the R-5 Residential Zone.

Attorney John Odgen presented the special exception request on behalf of his client, Mr. William Peters of WP Resale Liquidation & Wholesale. Also in attendance was Mr. Jason Turnbull of Rock Commercial Real Estate. Attorney Odgen explained that the property was originally used for Galt Controls. The property is situated in the R-5 Residential Zone, but the property looks like an industrial site. The property was most recently occupied by Ronal Tool until July 2024. There has been a continuance of marketing since that date. Ronal Tool employed 11 people, including the business owner. There were inbound and outbound shipments 2 times per day with up to 20 shipments depending on job assignments. Certificates for both previous occupants. Attorney Odgen explained that Mr. Peters would like to operate a warehouse for wholesale purposes where items would be sorted, stored then shipped out to the consumer. The building footprint will not change. The majority of the orders will be shipped via online ordering, but there will be a designated area for pick-ups due to an occasional on-site pick-up. Limited incidental/additional items may be purchased at order pick-up; however, the site will not be for retail sales/shopping. Mr. Peters explained that they are proposing 2-3 employees at first but would mostly likely have 5 employees when fully staffed. Mr. Peters informed the Planning Commission members that the operation will not exceed 11 employees, which is the number of employees each previous occupant had. Mr. Peters also explained that the hours of operation would be Monday through Friday, 9:00 a.m. – 5:00 p.m. and Saturday and Sunday, 10:00 a.m. – 5:00 p.m. The operation would have third-party drivers delivering and shipping out the wholesale merchandise. No drivers will be staffed by the applicant.

MOTION: by Felicia Dell to recommend the Zoning Hearing Board grant the special exception request subject to the following conditions:

1. The maximum number of employees should not exceed that of the previous occupancy, which was eleven (11) employees.
2. Signs shall be installed in accordance with the West Manchester Township Zoning Ordinance.

SECOND: by Matthew Biehl

MOTION PASSED: Unanimously (4-0)

ZHB 25-19 – Garner ME, LLC – requests a variance §150-170 Permitted Uses to allow a commercial day care facility **located at 1805 Loucks Road Suite 700** (Tax Map: 29; Parcel: 0138) in the Light Industrial (I-2) Zone.

Attorney Seth Byers of Saxton and Stump presented the variance request. Also in attendance were Delia Pabon and Morris Gardner, business partners for Tiny Muscles. The applicants are requesting a variance to allow a commercial day care in the Light Industrial Zone. They explained that there is a daycare shortage in West Manchester Township. They explained that their use requires a concrete floor and a high ceiling. Their daycare business model includes rock climbing walls, obstacle courses and various other elements of exercise. They've been unsuccessful in finding tenant spaces with ceiling heights that are conducive to their needs. They plan to enroll up to 89 children at full capacity in three (3) years. At business start-up, they plan to supervise twenty-five (25) children. The children would be preschool-aged, so no transportation would be required to and from the local elementary schools. The proposed hours of operation would be 6:00 a.m. – 6:30 p.m., Monday through Friday. The applicants are proposing to construct an outdoor playground area to the rear of the property. The Township Engineer noticed that the proposed area was located within a stormwater management area and informed the applicant that they would need work with an engineer to address changes to the existing stormwater management. The proposed daycare facility would be located in Suite 700. The applicants explained the

property is located in the Light Industrial Zone, but they do not believe that it is set up for industrial (truck) traffic. Attorney Byers explained that the type of vehicles that can access the property are commuter-type vehicles. The property is rectangular in shape. The property is developed with a multi-tenant building where most of the tenants are uses permitted by right and the existing dance studio was granted a use variance.

MOTION: by Patrick Hein to recommend the Zoning Hearing Board grant the variance request subject to the following conditions:

1. The variance requested is for Suite 700 and the proposed outdoor area that would be converted to the playground space only, as provided in the Zoning Hearing application, not for the entire property.
2. The required outdoor play area must be situated a minimum of 25 feet from the side and rear property lines and may not be located within the area of any easement.
3. Any required fencing for the outdoor play area may not be constructed within the area of an easement.
4. A building permit application and required construction plans must be submitted for any proposed construction to create the outdoor play area, the proposed classrooms, fitness areas, reception office, bathrooms, kitchen and breakroom areas; all required inspections must be performed, and a certificate of occupancy must be issued prior to occupying the space.
5. The applicants must provide a copy of their license from the Commonwealth of Pennsylvania for the commercial child care facility.
6. The applicants must submit an erosion and sediment control plan to the Township for the Township Engineer to review for earth disturbance of 1,000 sq. ft. or greater.

SECOND: by Matthew Biehl

MOTION PASSED: Unanimously (4-0)

ZHB 25-20 – Linlo Realty, Inc. - requests a variance §150-321.A to reduce the area required for an outdoor play for a proposed commercial day care facility; and to allow the outdoor play area to be located within a front yard area of a property that has more than one front yard area; and a variance to allow the outdoor play area to be closer than 25 feet from all property lines (requesting 5 feet from the side property line) **located at 1925 Kenneth Road** (Tax Map: 26; Parcel: 0225) in the Professional Office (PO) Zone.

Attorney Erik Hume of Saxton and Stump presented the variance requests on behalf of Linlo Realty, Inc. Attorney Hume explained that the property is in the Professional Office Zone where commercial daycare facilities are a permitted use by right. The request is to reduce the minimum required area for an outdoor play area, for the play area to be located five (5) feet from the side property line and for the fence to be located within a front yard area of a property having more than one front yard. Mr. Matthew Kinney of Pennoni, Civil Engineer for the project, was also in attendance and offered that the property has three (3) road frontages. The parcel is long and narrow. It spans two zoning districts, the Professional Office Zone and the R-2 Residential Zone. Only the proposed stormwater management for the facility would be constructed within the R-2 Zoning District. He explained that the applicants met with Township staff to discuss the proposed subdivision and land development for the parcel. During that meeting, it was discussed that the property would be subdivided into two (2) lots, one for a proposed office building and one for the proposed daycare facility. There is an existing sanitary sewer easement that bisects the lot. Originally, the applicant was proposing to locate the outdoor play area overtop the existing sanitary sewer easement; however, since nothing may be placed, planted or constructed within the area of an easement, the new property line would be drawn to the north of the sanitary sewer easement on the same lot as the proposed office building. The applicants explained that the proposed daycare facility operator is a national operator, The Learning Center, where they would supervise children under the age of kindergarten. There would be no before and after school care of school-aged children. The national operator prefers a smaller outdoor play area because they have found that it is safer for the children. They are planning to use the Commonwealth of Pennsylvania's guidelines of 50 sq. ft. to 70 sq. ft. of outdoor play area per child depending on the age of the children who are outside playing at a given time. A portion of the proposed fence will extend into the front yard area parallel to Kenneth Road and parallel to Austin Lane (the area between the building face and the road right-of-way).

MOTION: by Felicia Dell to recommend the Zoning Hearing Board grant the variance requests subject to the following conditions:

1. Any required fencing for the outdoor play area may not be constructed within the area of an easement.
2. The proposed fence may not be constructed within any clear sight triangle.
3. A land development plan must be approved by the West Manchester Township Board of Supervisors and must be recorded at the York County Recorder of Deeds office prior to obtaining any required building permits.
4. The applicants must provide a copy of their license from the Commonwealth of Pennsylvania for the commercial child care facility when they submit their New Business Registration form to the Township

SECOND: by Patrick Hein

MOTION PASSED: Unanimously (4-0)

OLD BUSINESS

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.

Dr. Beecher informed the Planning Commission members that Ms. Sampere once again received an email from the applicant's engineer requesting that the plan be tabled at this month's meeting.

MOTION: by Matthew Biehl to table the plan until the November 11, 2025, Planning Commission meeting.

SECOND: Felicia Dell

MOTION PASSED: Unanimously (4-0)

Proposed Zoning Ordinance Text and Map Amendment for a Data Center Overlay Zone– to review and make a recommendation to the Board of Supervisors regarding a proposed a Zoning Ordinance text and map amendment for a use not provided for, Data Center Overlay Zone. The applicant is requesting that the Board of Supervisors amend the Zoning Ordinance and Zoning Map to define and permit data centers subject to certain standards in a new Data Center Overlay Zone and apply it to UPI # 51-000-HG-0004-00000 and 51-000-IG-0032B-000000 located in the Open Space Zone.

West Manchester Township Manager, Kelly Kelch, informed the Planning Commission members that the Board of Supervisors appreciate the Planning Commission's review and recommendations regarding the proposed draft text and map amendment. The Applicant worked with the Township Staff to address a majority of their concerns: the applicant removed offices as a permitted use, increased setbacks, increased lot coverage from 70% to 75% but eliminated bonus coverage, adjusted screening and fencing, reduced candle-foot, added language to so that the Township can ensure compliance with a required sound study. Mr. Kelch explained that Staff believed the proposed overlay zone was the least intensive rezoning option for the Township for the surrounding owners. Since the Planning Commission voted to forward the draft text and map amendment to the Board of Supervisors at last month's Planning Commission meeting, no further action was necessary. There will be a public hearing before the Board of Supervisors on October 23, 2025, at 7:00 p.m. where the public can ask questions regarding the proposed zoning ordinance amendment.

T-895 Revised Preliminary Subdivision and Land Development Plan for Steve & Karen Washington Taxville Road – 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.

Mr. Christopher Owens of Gordon L. Brown and Associates presented the revised preliminary subdivision and land development plan. A previous version of the plan was granted conditional approval by the Board

of Supervisors; however the Applicants decided to resubmit the plan and revert to their original design when an agreement could not be reached with the Township regarding the proposed shared costs for construction of a gravity sanitary sewer line where additional properties along Taxville Road and Baker Road could be served by the proposed sanitary sewer line. Mr. Owens explained that the plans are virtually the same as their first submittal. The plans propose a total of eleven residential dwelling lots (1 existing residential dwelling and 10 proposed). The ten (10) new lots will be served by public sanitary sewer. Three (3) of the new lots will be served by a gravity sanitary sewer line and seven (7) of the new lots will be served by a private low pressure sanitary sewer line. Dawood Engineers recommended that the maintenance of the private low pressure line and grinder pumps be defined in a homeowners' association covenants that must be submitted for the Township Solicitor to review. Dr. Beecher asked if the grinder pumps would be backed up with another form of power and alarms if the electricity were to fail or be off. Mr. Owens explained that grinder pumps would be installed with alarms and battery back-ups. Mr. Owens explained that the Pennsylvania Department of Environmental Protection approved the sewer planning module for 10 EDUs; however, Mr. Niederoest of Dawood Engineers stated that the sewer planning module should be updated and resubmitted to PA DEP showing the grinder pumps/forced sewer for their review and approval of the same. Since the previously version of the preliminary plan was conditionally approved by the Board of Supervisors, and the Township Engineer and the Township Stormwater Engineer believes that the current outstanding comments for the revised subdivision plan can easily be addressed by the Applicant's Engineer, they recommended that it would be appropriate in this case for the Planning Commission members to forward the preliminary subdivision plan to the Board of Supervisors.

MOTION: by Felicia Dell to recommend the Board of Supervisors approve the preliminary subdivision and land development plan subject to the outstanding conditions being addressed:

Previously Granted Waivers (12/19/2024):

W1.	§121-23.C Improvements to existing streets. The request is not to be required to make improvements to Taxville Road or Baker Road.
W2.	§121-25 Sidewalks and curbs. The request is to not be required to install curbs and sidewalks along the entire frontage of the subject property.

Subdivision and Land Development Ordinance (SLDO):

1.	<i>§121-14.E.3 A stormwater management plan in accordance with Chapter 113, Stormwater Management, as amended. HRG shall review and comment on the proposed stormwater management for the project.</i>
2.	<i>§121-14.G.2 Certifications and notifications. A statement by the individual responsible for the data to the effect the survey, plan and/or other general data are correct (See Appendix No. 1) This statement must be placed on both plans and reports. Sign and seal the plans and reports. The updated LD plans received do not include the signature for the Surveyor. Revise accordingly. (Dawood Review Memo #5 Revision 1 – 9/3/2025)</i>
2.	<i>§121-17 Financial security is required for any public improvement not installed as part of the preliminary subdivision and land development plan. Please submit a public improvements security estimate for the project so Dawood Engineers and HRG may review it. The Township prefers letters of credit or subdivision bonds that automatically extend or are evergreen.</i>
3.	<i>§121-17.D Engineering Escrow. In addition to all bonds or other security required, the applicant shall deliver to the Township a check payable to the Township in the amount of 3.5% of the bond or other security. The amount deposited by the applicant shall be used by the Township to cover the costs of assuring the proper construction and completion of improvements, including inspection during installation, inspection upon completion, administrative costs and other related costs. If the amount deposited by the applicant is not sufficient to cover such costs, the applicant shall furnish additional amounts from time to time, when notified to do so.</i>
4.	<i>§121-18 Dedication and acceptance of improvements. All improvements shall be deemed to be private and only for the benefit of the specific project until such time as the same have been offered for dedication and formally accepted by the Board of Supervisors. No responsibility of any kind with respect to improvements shown on the final plan shall be transferred until the improvements have</i>

	<i>been formally accepted. All requests for dedication shall follow the current procedures of the Township of West Manchester.</i>
5.	<i>§121-21 As-built plans. Upon completion of all required improvements and prior to the issuance of occupancy permits, the applicant shall submit an as-built plan showing the location, dimension and elevation of all public improvements... Two copies of the plan shall be submitted to the Township, which shall distribute 1 copy to the Township Engineer and retain 1 copy for the Township files.</i>

Sanitary Sewer Ordinance (Chapter 109):

1.	Taxville & Baker Road Sanitary Sewer Plan & Profile, Sheet 11 §109-15 a. <i>Provide hydraulic calculations for the low pressure system extension. Calculations shall show a minimum of two feet per second of velocity will be achieved in the low pressure sewer main. Calculations show the maximum velocity. Provide confirmation that when only one pump is running that a minimum of two feet per second of velocity will be achieved in the low pressure sewer main.</i>
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Stormwater Management Ordinance (Chapter 113): (HRG Comment Letter 10-2-2025)

1.	It appears typical construction details are provided for both downspout with splash block and downspout with drain connection. Please identify where each is proposed and, as applicable, the associated piping to corresponding stormwater facilities. Structures, such as cleanouts, shall be provided at all locations where a horizontal or vertical grade occurs. Tee joints, elbows, and wyes are always prohibited. Conveyance calculations shall be included to demonstrate the roof drain's ability to safely convey the 100-year design storm (§113-17.J, §113-18.E.3, §113-18.E.15) While the dwellings/building footprints shown on the plan may not represent the actual model to be constructed on each lot, the current submission process for a Preliminary Subdivision and Land Development Plan incorporates the stormwater management permit within it. Separate stormwater permits at the time of construction of each lot are not required once this process has been satisfied. Therefore, site specific conveyance calculations are to be provided at this stage. The applicant shall consider within their design the potential for differing models to limit revisions needed.
2.	It appears that swales are proposed across the development. Provide swale conveyance and protection calculations as well as construction details (§113-17.M.2) The applicant states “no swales meeting the minimum requirements of design are proposed on this plan (tributary drainage areas greater than one acre), however, it is unclear where this one-acre determination comes from. It appears that swales, meant to channel stormwater runoff to proposed SWM facilities, are proposed on Lots 2, 6 and 9. Provide swale conveyance and protection calculations as well as applicable construction details.
3.	Within the “Calculation Methodology” section of the SWM Report it states that infiltration testing will be conducted prior to construction and that an infiltration rate of 1 inch/hour was assumed for all infiltration beds, however, the SWM Report provides infiltration testing from April 15-16, 2025. Additionally, please confirm a minimum factor of safety of 2 was utilized for all field measured infiltration rates. Finally, the infiltration rates utilized for routing calculations and dewatering calculations do not appear to be the same as those identified during infiltration testing. Please reconcile (§113-17.N.1.b) Protocol 2: Infiltration Systems Design and Construction Guidelines within Appendix C of the PADEP BMP Manual states, “The minimum safety for design purposes that may be used for any type of tests is two (2)”. Additionally, the Chapter 102 Pre-Development Site Characterization Spreadsheet provided within the SWM Report states “The coefficient of variation (CV) for infiltration test results is moderate to high (0.59). Additional infiltration tests are recommended.” Due to the variability in results the applicant shall conduct further infiltration testing and/or provide a minimum factor of safety of 2.
4.	It appears the hatching shown around the proposed force main is identified as a drainage easement rather than a public or private sewer easement. Additionally, there do not appear to be any drainage easements proposed for the proposed stormwater management facilities. Easements shall have a minimum width of 30 feet and shall be adequately designed to provide area for the collection and discharge of water; the maintenance, repair and reconstruction of the drainage facilities; and the

	passage of machinery for such work. Please reconcile (§113-17.Q) The applicant has proposed a general access easement across the entire lots for access or maintenance to the stormwater BMP, however, delineated easements shall be provided that are identified by metes and bounds. Additionally, all easements shall be a minimum width of 30', both for the SWM facilities and the proposed drainage easement through the wetlands. Please reconcile.
5.	Provide a note on the plans identifying for each lot what amount of impervious area their respective stormwater management facility was designed for (§113-18.E.1) The applicant has provided requested information, however, the applicant notes “that the actual coverage proposed for each lot is to be established with the submittal of each lot’s building permit application.” While the dwelling model may vary once a buyer is secured, the stormwater management through the current land development process shall be finalized. It appears the applicant is currently designing for minimum requirements as shown on the plan. In order to ensure necessary design considerations have been made, and prevent future revisions, the applicant is encouraged to size stormwater facilities to maximum practical impervious coverage/largest model home expected. Consideration should be given to the inclusion of additional areas for patios/porches, etc.
6.	Provide an erosion and sediment control plan and all applicable construction details (§113-18.E.5) The applicant states a separate Erosion and Sediment Control Plan has been submitted to YCCD for approval and is currently under review. The ESC Plan shall be provided once available.
7.	Identify the limit of disturbance (LOD) on the plan. (§113-18.E.5) The LOD shall be expanded to include all necessary area for all improvements and associated disturbance; including but not limited to the existing stormwater seepage pit on Lot 1 to be removed.
8.	Confirm the proposed Lot 6 force main lateral will not interfere with the proposed stormwater overflow pipe (§113-18.E.7) A profile shall be provided to depict the crossing utilities to confirm a conflict does not exist.
9.	Lot 8’s proposed contour for elevation 499 and Lot 9’s proposed contour for elevation 493 does not appear to tie into existing. For clarity, please depict the existing contours at 1-ft intervals to match the proposed contours (§113-18.E.7)
10.	Provide a notarized signature of the owner of the parcel for which the SWM site plan is proposed indicating that they are aware of and will be responsible for operation and maintenance of the facilities (§113-18.E.11). The developer shall sign the SWM site plan to ensure ownership and maintenance of the facilities is maintained until the lots are purchased by individual residents.
11.	Provide graphic scales for the profiles (§113-18.E.20) It appears graphic scales were only provided for the horizontal scales. Please provide vertical graphic scales. Additionally, it appears the scales are mislabeled throughout the plan set with both the 25- and 50-foot mark being labeled 50. Please reconcile accordingly.

Required Agency Approvals: (HRG Comment Letter 10-2-2025)

1.	Provide a letter from the York County Conservation District approving the Erosion and Sedimentation Control Plan. (§113-18.E.5)
2.	Provide a copy of the NPDES permit (§113-18.E.5)
3.	It appears that there are proposed wetland impacts across the project site. Provide all necessary chapter 105 permits (§113-18.E.5)

Administrative Items to be Completed Prior to/Upon Plan Approval (HRG Review Memo 10-2-2025)

1.	All original seals, signatures and notarizations shall be provided on each copy of the final plan and report prior to being recorded. (§113-18.D)
2.	All Land Disturbance Activity shall not be initiated until a Stormwater Management Permit has been issued. (§113-23
3.	The applicant shall schedule all required inspections (§113-24)
4.	Applicant shall schedule a pre-construction meeting with the Township, Township Engineer, and Township Stormwater Engineer prior to the start of any construction. (§113-24)

5.	Applicant shall be responsible for scheduling all required inspections with 48-hours' notice. (§113-24)
6.	Upon completion of all required improvements and prior to release of the performance bond., the applicant shall submit an as-built plan. (§113-25)
7.	Provide a signed and executed operation and maintenance (O&M) agreement. (§113-27)
8.	Provide a financial security estimate. (§113-28)
9.	Provide an improvement guarantee. (§113-28)
10.	The applicant shall pay all required fees. (§113-29)

Adjustments to the Plans:

Dawood believes several recommendations for improving the plans are warranted. The rest are consistent with §121-22 which states, "the standards and requirements contained in this article shall apply as minimum design standards for subdivisions and/or land developments. Whenever other Township ordinances or regulations impose more restrictive standards and requirements than those contained herein, the more restrictive shall apply."

1.	Though the number of homes created by the parent parcel is just under the applicable 12 or more of the Pennsylvania Uniform Planned Communities Act, Dawood recommends that a Homeowners Association be formed to provide for the maintenance of the private force main and associated sewer easement as indicated on note number 30 on sheet 1 of 15 in the plan set. This agreement should be reviewed by the Township Solicitor. (Dawood Review Memo #5, Revision 1 – 9/5/2025)
2.	The accepted sewage planning mailer for this LD plan indicated a public sewer extension is planned for the 11 additional homes and the plans attached to the mailer show the same. A revised mailer should be submitted reflecting the private nature of the force main.

General Comments:

1.	<i>Contact the West Manchester Township Fire Chief, Clifton Laughman, to assign property addresses for the proposed lots.</i>
2.	The notarized signature of the owner(s) shall be affixed to the plan prior to approval by the Board of Supervisors (§121-15.F.4)
3.	All administrative items shall be addressed prior to plan recording (payment of all invoices, etc.)
4.	All approved preliminary subdivision and land development plans, shall be submitted in electronic format (i.e. PDF)
5.	Any retaining walls constructed must be done under an approved building permit and must be inspected by the Township's third-party building code inspection agency, Code Administrators, Inc. Please submit a building permit.
6.	Lot 11 shows the sewer lateral crossing a wetland. Note that this may require a permit from PA DEP. 9/2/2025 – The updated LD plans received reflect the sanitary sewer force main crossing and an easement encroaching the wetland. The crossing may require a permit from PA DEP. Dawood recommends revising the plans to move the sanitary sewer easement so that it avoids the wetland.

SECOND: by Matthew Biehl

MOTION PASSED: Unanimously (4-0)

T-901 Preliminary Subdivision and Land Development Plan for the Baker Road Subdivision – to depict the proposed subdivision of a 48.640-acre parcel creating 65 residential lots and 2 homeowner's association lots, associated roads and stormwater management **located along the south side of Baker Road near the intersection with Sunset Lane** (Tax Map: JG; Parcel: 0033D) in the R-1 Residential Zone. The properties will be served by public water and public sanitary sewer.

Dr. Beecher informed the Planning Commission members that Ms. Sampere once again received an email from the applicant's engineer requesting that the plan be tabled at this month's meeting.

MOTION: by Matthew Biehl to table the plan until the November 11, 2025, Planning Commission meeting.

SECOND: by Felicia Dell

MOTION PASSED: Unanimously (4-0)

Proposed Zoning Ordinance Text and Map Amendment for Planned Residential Development Overlay Zone – to review and make recommendation to the Board of Supervisors regarding a proposed Zoning Ordinance text and map amendment for a Planned Residential Development (PRD) for the West Manchester Town Center UPI # 51-000-JH-0056Q-00000, 51-000-JH-0056Y-00000, 51-000-JH-0123-00000, 51-000-JH-0056C-00000 AND 51-000-JH-0056F-00000 in the Regional Commercial Zone.

No one was in attendance at tonight's meeting to present the proposed Zoning Ordinance Text and Map Amendment for the Planned Residential Development Overlay,
MOTION: by Matthew Biehl to table the proposed Zoning Ordinance Text and Map Amendment for Planned Residential Development Overlay until the November 11, 2025, Planning Commission meeting.
SECOND: by Felicia Dell
MOTION PASSED: Unanimously (4-0)

NEW BUSINESS

T-903 Final Land Development Plan for 4690 West Market Street – to depict the construction of a garage with an office for an automotive machine and automotive repair shop with state inspection service, associated parking, stormwater management and landscaping **located at 4690 West Market Street** (Tax Map: 27; Parcel: 0301) in the Professional Office Zone. The property is served by public water and on-site septic. ***Review/Action.***

Mr. Eric Johnston of Johnston and Associates presented the final land development plan. Mr. Johnston explained that the property owners obtained Zoning Hearing Board approval to expand the existing nonconformity by constructing a new garage expanding the existing nonconformity by more than 25%. The land development plan depicts the proposed garage w/office, paved parking, vehicle storage, landscaping, screening and stormwater management. The property is served by an on-lot septic system. The proposed garage w/office will be connected to the existing on-lot septic system. Mr. Johnston explained that he has been in contact with the Township's Sewage Enforcement Officer regarding the project and he has confirmed that the existing on-lot system can support the proposed land development as well as the existing single-family detached dwelling that is already connected to it. Mr. Johnston explained that his office is currently working with TRG to provide a traffic generation letter/summary for the project to address the Township Engineer's traffic comments. Dr. Beecher stated that due to the number of outstanding comments provided by the Township Engineer, the Township's Stormwater Engineer and the Zoning Officer, he would like to see the Applicant's Engineer address them and resubmit the plan for review at next month's Planning Commission meeting. The Board of Supervisors relies on the Township Planning Commission's recommendations for approval of plans and the Planning Commission members are not comfortable forwarding plans to the Board with multiple outstanding comments.

MOTION: by Felicia Dell to table the final land development plan until the November 11, 2025, Planning Commission meeting.
SECOND: Matthew Biehl
MOTION PASSED: Unanimously (4-0)

T-904 Final Subdivision Plan for Jeffrey A. & Pamela Y. Brady – to depict the lot consolidation of 2 parcels (lot 20 and lot 21) along the 2500 block of Church Road to create one parcel of 37,061.21 sq. ft. (gross) / 32,239.16 sq. ft. (net) **located at 2580 Church Road** (Tax Map: 21; Parcel: 0020) in the R-3 Residential Zone. The property is served by public water and public sanitary sewer. ***Review/Action.***

No one was in attendance at tonight's meeting to present the final subdivision plan to the Planning Commission members.

MOTION: by Matthew Biehl to table the final subdivision plan until the November 11, 2025, Planning Commission meeting.
SECOND: Felicia Dell
MOTION PASSED: Unanimously (4-0)

T-905 Final Land Development Plan for York Logistics CO2 Transload - to depict the installation of a 306 sq. ft. control conex structure and three (3) 91,000 gallon CO2 tanks, approximately 1,000 linear feet of new railroad siding and retrofitting existing stormwater management bioretention and detention facilities **located at 2790 West Market Street** (Tax Map: IH; Parcel: 0030 and 0009) in the I-2 Light Industrial Zone.

Review/Action.

Mr. Robert Davis of First Capital Engineers presented the final land development plan. He explained that the plan depicted the addition of a conex building and three (3) CO2 storage tanks at the existing railyard. The plan also depicts stormwater management for the proposed CO2 storage tanks. There is no sewer connection proposed with this land development plan. The CO2 will be brought into the facility via railway and distributed via trucks accessing the site at the existing West Market Street access drive. The land development proposes three (3) to five (5) trucks per day. Mr. Davis explained that he had received comment memos from the Township Engineer, the Township Stormwater Engineer and the Zoning Officer during their in-house review. He addressed the outstanding comments and brought the plans to tonight's meeting. Neither Township Engineer nor Township staff has reviewed the plan revisions. Dr. Beecher stated that due to the number of outstanding comments provided by the Township Engineer, the Township's Stormwater Engineer and the Zoning Officer, he would like to them to review the revisions and provide comments to the Applicant and the Planning Commission members for the November Planning Commission meeting. Just as in the review of the previously heard plan, Mr. Beihl reiterated that the Planning Commission members are not comfortable forwarding plans to the Board with multiple outstanding comments.

MOTION: by Matthew Biehl to table the final land development plan until the November 11, 2025, Planning Commission meeting.

SECOND: Felicia Dell

MOTION PASSED: Unanimously (4-0)

DISCUSSION

Ms. Sampere informed the Planning Commission members that the Board of Supervisors authorized HRG to begin working with Staff to prepare an update to the Township's Zoning Ordinance. That process will begin in the near future. The Planning Commission members will need to select one member to participate in the steering committee for the Zoning Ordinance re-write.

MOTION: by Patrick Hein to nominate Felicia Dell to participate in the steering committee for the Zoning Ordinance re-write.

SECOND: Matthew Biehl

NOMINATION ACCEPTED BY: Felicia Dell

MOTION PASSED: Unanimously (4-0)

ADJOURN

MOTION: by Matthew Biehl to adjourn the meeting.

SECOND: Patrick Hein

MOTION PASSED: Unanimously (4-0)

The meeting adjourned at 9:30 p.m.