

MINUTES  
WEST MANCHESTER TOWNSHIP  
PLANNING COMMISSION  
DATE: April 14, 2026

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  
Ryan Cummings, PE (Herbert, Rowland & Grubic) - Present

**Staff:**

Matthew Biehl – Present  
Fred Walters – Absent  
Rachelle Sampere, Zoning Officer – Present  
Stephanie Badin, Stormwater Inspector/MS4 Coordinator – Present

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

**APPROVAL OF MINUTES**

MOTION: by Matthew Biehl to approve the March 10, 2026, Planning Commission meeting minutes.

SECOND: by Felicia Dell

MOTION PASSED: Unanimously (4-0)

**ZONING HEARING BOARD CASES**

**ZHB 26-01 – Sprich Capital Investment, LLP c/o Andrew Sprich** – requests a special exception §150-289 to expand and alter an existing nonconforming use (auto repair shop); variance §150-289.A.8 to create a second nonconforming use (Auto Sales – Used) on the property; variance §150-58 to exceed 35% impervious coverage; variance §150-283.B Permitted Sign Chart P-8D to allow 2 attached signs on existing auto repair service building exceeding the 4% total wall area **located at 1231 West Locust Street** (Tax Map: 17; Parcel: 0060) in the R-3 Residential Zone. ***Tabled until April 14, 2026, at the request of the Applicant's Engineer.***

Ms. Sampere informed the Planning Commission members that she received an email from the Applicant's Engineer requesting that the plan be tabled until the May 12, 2026, Planning Commission meeting.

MOTION: by Felicia Dell to recommend the Planning Commission table the application until the May 12, 2026, Planning Commission meeting.

SECOND: by Patrick Hein

MOTION PASSED: Unanimously (4-0)

**ZHB 26-03 – Codorun Farms, Inc. c/o Melvin H. Campbell, Jr.** – requests a variance §150-12.1 Number of Principal Uses per Lot; variance §150-293 Reversion; variance §150-301.A.2 to allow more than 6 months to obtain a building permit or use certificate **located at 3 Hokes Mill Road** (Tax Map: HH; Parcel:0033) The property is located in the Rural Residential and Agricultural Zone.

Mr. Joseph Gurney, RLA, PLA, ASLA, First Capital Engineering presented the variance request on behalf of the property owner Codorun Farms, Inc. Mr. Melvin H. Campbell, Jr. Mr. Gurney explained that the dwelling unit is situated on the property of 3 Hokes Mill Road; however, the address of this particular dwelling unit is 2255 Indian Rock Dam Road. The 397-acre parcel is situated in the Agricultural Zone and the Rural Residential Zone. There are two (2) single-family detached dwellings on the property. Both have existed for many years. The applicant would like to demolish the existing dwelling at 2255 Indian Rock Dam Road since it is more than 100 years old. It is a stick-built dwelling that, according to his architect and engineer, has outlived its lifespan. Mr. Campbell explained that the dwelling has no historic value, but he would like to be able to replace the

building and keep his tenants. The replacement dwelling would be more than 75 feet from the front property line along Indian Rock Dam Road, eliminating an existing nonconforming setback. The proposed dwelling would be connected to an existing well and septic system. The proposed 2400 square foot dwelling would be built on a slab and would be located outside of the floodplain. Mr. Gurney explained that the variance request is to allow more than one principal use on the property (there are two dwellings and the agricultural component), a variance to revert to a nonconformity (to allow the nonconformity, second dwelling unit, to be rebuilt), and a variance to allow the property owner 18 months to obtain a permit rather than the six-month maximum required by the Zoning Ordinance.

MOTION: by Patrick Hein to recommend the Zoning Hearing Board grant the requested variance subject to the following condition: there shall be no more than two dwellings on the property.

SECOND: by Felicia Dell

MOTION PASSED: Unanimously (4-0)

**ZHB 26-04 – Forward Motion Chiropractic and Wellness, LLC c/o Dr. Daniel Eichner** – request a special exception §150-290 and §150-302.D to substitute or replace a nonconforming use with another nonconforming use **located at 2415 West Market Street** (Tax Map: 05; Parcel: 0070) in the Local Commercial Zone.

Mr. Joe Mula, property owner, presented the special exception request on behalf of his proposed tenant, Dr. Daniel Eichner. Mr. Mula explained that there are three (3) uses on the property all in separate buildings: the single-family detached dwelling, the automobile sales office and the former construction office the BLM Construction previously occupied, which is proposed to be occupied by Dr. Eichner's chiropractic practice. Mr. Mula purchased the property in 2024. Ms. Dell asked if this is an established chiropractic practice. Dr. Eichner explained that this would be his second location in York. He's been established near the York Galleria for approximately seven (7) years. Ms. Dell asked what the proposed client turnover is for this location. Dr. Eichner said that the turnover is 45 minutes per patient. Dr. Eichner does not double-book himself; however, there would be a massage therapist there occasionally. In the future, he may entertain having a personal trainer or a mental health provider on site if parking allows it. Dr. Beecher asked if there would be any retail sales at the practice. Dr. Eichner said that he's tried selling supplements previously without success so he would not be entertaining retail sales at this location. Matthew Biehl asked if there were any exterior improvements being proposed. Mr. Mula explained that the only anticipated exterior improvement is the installation of a wall sign for the proposed business. The interior layout will stay the same. There will be no freestanding signs. Mr. Mula explained that the previous occupant used the off-street parking on the property as well as on-street parking on Hoffman Lane. Mr. Mula does not foresee his proposed tenant needing all of that parking for the proposed use of the property.

MOTION: by Matthew Biehl to recommend the Zoning Hearing Board grant the special exception as requested.

SECOND: by Felicia Dell

MOTION PASSED: Unanimously (4-0)

## **NEW BUSINESS**

**T-908 Preliminary/Final Land Development Plan for Raising Cane's Restaurant with Drive-Thru** – to depict the demolition of the existing Lyndon Diner and redevelopment of the property **located at 1353 Kenneth Road** (Tax Map: JH; Parcel: 0054C) for the proposed 3,432 sq. ft. Raising Cane's restaurant with drive-thru, outdoor seating and associated parking and underground stormwater management in the Regional Commercial Zone. The project will be served by public water and public sanitary sewer. The plan proposes 6 EDUs.

Amee Farrell, Esquire, with Kaplin Stewart presented the preliminary/final land development plan. Attorney Farrell explained that lot was being redeveloped. The existing Lyndon Diner would be demolished and the proposed dual drive-through fast-food restaurant for Raising Cane's would be constructed. She reminded the Planning Commission that the applicant had received relief from the Zoning Hearing Board in November 2025 related to signs, parking and setbacks. The applicant's engineer met with Township staff at an in-house staff review. There are a couple of outstanding comments; but they are minor in nature. There was a lengthy

discussion regarding the circulation of the lot. The Applicant's Engineer explained that they are providing enough on-site queuing for 20 vehicles. There will be multiple cameras on site where staff is trained to watch for vehicles queuing. If they see that vehicles are beginning to get backed up, they will cone off the entrance nearest Kenneth Road/Route 30 and require vehicles to circulate through the site so they do not back up onto Route 30. Attorney Farrell further explained that Raising Cane's is not exactly comparable to its fast-food competition because Raising Cane's offers 5 menu items vs. its competition who offers hundreds of combinations. Raising Cane's real-time counts are 2.5 minutes from order point to window pick-up. The drive-through restaurant offers only lunch and dinner menu items. The restaurant is not open for breakfast. The deliveries are made in the off-peak hours when the restaurant is closed to the public. The Applicant provided comparable data from Carlisle Pike in Hampton Township and Jonestown Road in Harrisburg. Ryan Cummings of HRG commented that the Applicant's presentation was consistent with their traffic letter and HRG was satisfied with the data provided. Prior to opening the proposed drive-through restaurant, Raising Cane's practice is to meet with the Township, the local police department and fire department to talk about plans when opening and their means to address proposed traffic. The Planning Commission also had questions on the maintenance of the private portion of Kenneth Road. Attorney Farrell explained that would be a private matter between the adjoining property owners. There were several residents in attendance who asked why the Lyndon Diner was being demolished and why the applicant couldn't build elsewhere. The Planning Commission members stated that it was their understanding that the property owner wanted to sell the property and chose to sell to Raising Cane's. West Manchester Township had nothing to do with the sale of the property. They also explained that the Township's role is to review land development plans associated with the project.

MOTION: by Matthew Biehl to recommend the Board of Supervisors approve T-908 Final Land Development Plan for Raising Cane's subject to the following outstanding comments being addressed:

**Zoning Ordinance (ZO):**

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| 1. | <i>§150-324.B Exterior trash receptacles shall be provided and routinely emptied so as to prevent the scattering of litter. All applications shall include a description of a working plan for the cleanup of litter. Please provide a note on the plan sheet C-102 as to the proposed schedule for emptying of the outside trash receptacles.</i> |
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**Stormwater Management Ordinance (SWM):**

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| 1. | <i>§113-17 Provide conveyance calculations demonstrating compliance with all ordinance requirements including but not limited to a minimum velocity of 2.5 feet per second, safe conveyance without surface discharges/surcharging, gutter spread, etc. It appears pipes A-60 to A-50 and A-41 to A-51 do not meet the minimum velocity requirement of 2.5 feet per second. Demonstrate each pipe can pass 2.5 feet per second flowing full or please reconcile.</i>                                                                                                                                                                                                                                 |
| 2. | <i>§113-17.Q Provide stormwater easements for the proposed conveyance pipes and the storage facility. Revise the easement plan sheet to depict the associated facilities with their respective easements.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| 3. | <i>§113-18.E.3 Provide the MRC design worksheet.</i><br>a. The Post Construction Drainage Area 1.2" storm runoff volume totals 1883 CF of volume, but the spreadsheet states 1873 CF is routed to the MRC SCM. Please revise volume routed to MRC SCM or clarify why less volume is being routed to the MRC SCM.<br>b. Provide HydroCAD output for the 1.2" storm to correlate with the MRC Spreadsheet.<br>c. The MRC Spreadsheet indicates the Pre-Construction 1-year/24-hour Peak Rate is 1.88 cfs. Please provide HydroCAD output for the Pre-Construction SCM drainage areas.<br>d. Provide HydroCAD output for the Post-Construction 1.2"/2-hour storm to verify the underdrain outflow rate. |
| 4. | <i>§113-18.E.4 Provide an expected project time schedule on the plan. A construction sequence has been provided on sheet C-803, however, the expected project time schedule (estimated start/completion) has not been provided. Please reconcile.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| 5. | <i>§113-18.E.7 It appears there are missing storm sewer profiles (e.g. trench drain to A-20, A-36 to A-35, A-39.1 to A-39). Please reconcile. Provide a profile for the trench drain to A-20.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| 6. | <i>§113-18.E.10 Provide all applicable stormwater management details, including but not limited to inlet box, top units, frame and grates, cleanouts, downspout connections, trench drain, concrete</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |

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|  | <i>encasement, MRC upturned elbow, connecting proposed structure to existing pipe, etc. It appears several construction details are still missing, including but not limited to cleanouts, downspout connections, trench drain, etc.</i> |
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#### Access Drives

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| 1. | <i>§42-8.F The number of access drives intersecting with a street line may not exceed one per lot. The Board of Supervisors may grant permission for additional access points where required to meet exceptional circumstances and where frontage of unusual length exists. Consider adding a note on the plan that there are currently 2 access points onto the private portion of Kenneth Road. The plan depicts the access points being relocated. One will be relocated closer to the southern property line where the private portion of Kenneth Road meets the public portion of Kenneth Road.</i> |
| 2. | <i>§42-9.D Proper sight distance shall be maintained at all street intersections. Measured along the center line of the street, there shall be a clear sight triangle with sides as follows: Access drive on collector on minor street 75 to 20 feet.</i>                                                                                                                                                                                                                                                                                                                                                |

#### Subdivision and Land Development Ordinance (SLDO):

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| 1.  | <i>§121-14.D.6 and §121-28 Provide an easement plan. Revise the easement plan to depict the facilities associated with the easements.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| 2.  | <i>§121-14.D.14 &amp; §121-15.D A statement on the plan indicating any proposed waivers. This statement must be revised, prior to recordation of the plan, to acknowledge the outcome of the requested waiver. Please add a waiver block to the cover sheet of the plan set and update the list with the date of the Board of Supervisors' action prior to recording the plan.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| 3.  | <i>§121-14.E.2 &amp; §121-15.E A sewer facilities plan revision (module or exemption mailer) or supplement in accordance with the Pennsylvania Sewerage Facilities Act 537 of 1966, as amended. The Applicant has provided a sewer planning module exemption mailer for review. The Applicant is proposing 2,220 gallons per day, which is 7 EDUs. Please revise the sewer planning module exemption mailer. The number of EDUs listed is 6. HRG will review the sewer planning module exemption mailer for completeness and provide their review. Township staff will forward the exemption mailer to PA DEP after the Board of Supervisors' conditional approval. Please provide a copy of PA DEP's approval when it becomes available.</i>                                                                       |
| 4.. | <i>§121-14.G.2 §121-15.F A statement by the individual responsible for the data to the effect that the survey, plan and/or other general data are correct. (See Appendix No. 1) This statement must be placed on both plans and reports. Please add the signature block to the cover sheet of the plan set. Signatures are required prior to Board of Supervisors signing the plan. It appears that the statement is provided on the plan, but not the report. Please reconcile.</i>                                                                                                                                                                                                                                                                                                                                |
| 5.  | <i>§121-14.G.4 &amp; §121-15.F.2 A statement acknowledging municipal action. (See Appendix No. 3) Please add the West Manchester Township Planning Commission Review Statement signature block to the cover sheet of the plan set. It still has not been added.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| 6.  | <i>§121-14.G.5 A statement that a highway occupancy permit is required pursuant to Section 420 of the Act of June 1, 1945, P.L. 1242, No. 428, as amended, before street or driveway access to a state highway is permitted. Please add the note to the cover sheet of the plan set. (See Appendix No. 7)</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| 7.  | <i>§121-15.F.9 Improvement guaranties in Accordance with Article V.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| 8.  | <i>§121-17 Financial security. Financial security shall be in the form of letter of credit, escrow account or some alternative type of financial security posted by a reputable chartered lending institution or bonding company authorized to do business in Pennsylvania and is subject to review by the Township Solicitor for adequacy.... The amount of financial security shall be equal to 110% of the cost of completion estimated as of ninety (90) days following the date scheduled for completion by the developer.... Please prepare a cost opinion for the public improvements associated with this project. HRG will review the cost estimate and provide their recommendation. If providing a bond or a letter of credit, the Township prefers them to be automatically extending or evergreen.</i> |
| 9.  | <i>§121-17.D In addition to the bonds or other security required, the applicant...shall deliver to the Township a check payable to the Township in an amount equal to 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, administrative costs</i>                                                                                                                                                                                                                                                                                                                                                                                                |

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|     | <i>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. Please provide an engineering escrow check in the amount of 3.5% of the approved financial security estimate to the Township prior to the plan being recorded.</i>                                                                                                                                                                                       |
| 10. | <i>§121-19 Maintenance guaranty. The Board of Supervisors shall require the applicant to submit a maintenance guaranty or other approved guaranty as specified herein, guaranteeing the structural integrity as well as function of any improvement shown on the final plan for a term not to exceed 18 months from the date of acceptance of dedication by the Board of Supervisors. Said guaranty shall not exceed 15% of the actual cost of installation of said improvements and be of the same type of financial security as required in this Article.</i> |
| 11. | <i>§121-21 As-built plan. Prior to the issuance of occupancy permits, submit 2 copies of the as-built plans to the Township Zoning Department. One (1) copy of the plan will be distributed to the Township Engineer. The Township Engineer will review the as-built plans for accuracy.</i>                                                                                                                                                                                                                                                                    |

**Traffic:**

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| 1. | <p>Address all comments in the Transportation Impact Study Review Letter #2.</p> <ol style="list-style-type: none"> <li>1. Evaluate existing signing and pavement markings at the signal along the westbound approach. A high number of rear-end crashes are occurring for westbound vehicles, related to this being the first signalized intersection encountered after the freeway segment, which may reduce driver expectancy. Look into enhanced advance signing and pavement marking treatments along the approach to improve driver awareness and encourage speed reduction in advance of the intersection.</li> <li>2. The WBL Saturday peak-hour queue length exceeds the available storage. Please revise the available storage length for the WBL movement to 145 feet.</li> </ol> |
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**General Comments:**

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| 1.  | <i>§113-18.D All original seals, signatures, and notarizations shall be provided on each copy of the final plan and report prior to being recorded.</i>                                                                                                                                                                                                                                                                                     |
| 2.  | <i>§113-23 All land disturbance activity shall not be initiated until a stormwater management permit has been issued.</i>                                                                                                                                                                                                                                                                                                                   |
| 3.  | <i>§113-24 and §121-20 The Applicant shall schedule all required inspections.</i>                                                                                                                                                                                                                                                                                                                                                           |
| 4.  | <i>§113-24 and §121-20 The Applicant shall schedule a preconstruction meeting with the Township, Township Engineer and Township Stormwater Inspector prior to the start of any construction.</i>                                                                                                                                                                                                                                            |
| 5.  | <i>§113-27 A signed and notarized Operation and Maintenance Agreement is required prior to approval by the Board of Supervisors.</i>                                                                                                                                                                                                                                                                                                        |
| 6.  | <i>The signatures and seals of the individuals responsible for the plan shall be affixed to the plan prior to approval by the Board of Supervisors (§121-15.F) Please add all required signature blocks to the cover sheet of the plan set.</i>                                                                                                                                                                                             |
| 7.  | <i>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)</i>                                                                                                                                                                                                                                                                                                     |
| 8.  | Applicant should provide a note on the plan to indicate if higher-volume stacking approaches the limits of the drive-thru, property owner will be required to restrict access at southern driveway entrance to be exit only with traffic cones as a temporary measure. The property owner will also be required to present a permanent fix to the Township such as line striping or mountable curb for review and approval by the Township. |
| 9.  | All administrative items shall be addressed prior to plan recording (payment of all invoices, etc.)                                                                                                                                                                                                                                                                                                                                         |
| 10. | The final plan, as approved by the Board of Supervisors, shall be submitted in electronic format (i.e. PDF) after recording with all required signatures on the plan.                                                                                                                                                                                                                                                                       |

SECOND: by Felicia Dell

MOTION PASSED: Unanimously (4-0)

MOTION: by Patrick Hein to recommend the Board of Supervisor grant the following requested waivers:

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| W1. | <i>§121-7.D To allow a combined Preliminary/Final submission and approval.</i> HRG agrees with the applicant's reasoning and recommends approval of the waiver request.                                                                |
| W2. | <i>§113-17.K to allow stormwater conveyance pipe diameters less than 15 inches.</i> HRG agrees with the applicant's reasoning and recommends approval of the waiver request.                                                           |
| W3. | <i>§42-9.A To allow an access driveway less than 150 feet from the intersection of right-of-way lines.</i> HRG agrees with the applicant's reasoning and recommends approval of the waiver request.                                    |
| W4. | <i>§42-9.B To allow an access driveway less than 25 feet from the side and rear property lines.</i> HRG agrees with the applicant's reasoning and recommends approval of the waiver request.                                           |
| W5. | <i>§121-25 To allow the site without sidewalks along the entire frontage of the property.</i> HRG agrees with the applicant's reasoning and recommends approval of the waiver request.                                                 |
| W6. | <i>Wm02610.3.04C To allow for sanitary pipe slopes less than 1/4" per foot.</i> – Revise this Ordinance Section, it should be §109-23.A HRG agrees with the applicant's reasoning and recommends approval of the waiver request.       |
| W7. | <i>A155-1F To allow less than 3 feet of cover for the proposed sanitary pipe run.</i> – Revise this Ordinance Section, it should be §109-23.A HRG agrees with the applicant's reasoning and recommends approval of the waiver request. |

SECOND: Matthew Biehl

MOTION PASSED: Unanimously (4-0)

**T-909 Final Land Development Plan for BAE New Office Building** – to depict the demolition of three (3) buildings and the construction of a new office building, associated stormwater management and landscaping for BAE Systems Land and Armaments located at 1100 Bairs Road (Tax Map: HG; Parcel: 0056A) in the General Industrial (I-3) Zone. The project will be served by public water and sanitary sewer.

Dr. Beecher informed the Planning Commission that the applicant requested to table to plan until the May 12, 2026, Planning Commission meeting so they may address comments received during the in-house staff review meeting.

MOTION: by Felicia Dell to table T-909 Final Land Development Plan for BAE New Office Building.

SECOND: Matthew Biehl

MOTION PASSED: Unanimously (4-0)

**Proposed Text Amendment to the West Manchester Township Subdivision and Land Development Ordinance** – Review a proposed text amendment to the Subdivision and Land Development Plan amending the plan filing deadline from 15 days to 28 days prior to the Planning Commission meeting. The proposed text amendment proposes requiring digital copies of all required submission materials and requiring digital files to be Auto CAD or DXF compatible in addition to the submission of hard copies of the plans, reports, notifications and certifications.

Ms. Sampere explained to the Planning Commission members that she had been approached by Dawood Engineers and HRG about amending the filing deadline for subdivision and land development plans to allow the Township staff more time to review the plans prior to the first Planning Commission meeting. The proposed text amendment would also require the applicant to submit digital copies of the submission documents. The digital files would need to be Auto CAD or DXF compatible. The Township is going to be using GIS data systems and this will enable the files to be incorporated into our database.

MOTION: by Patrick Hein to forward the proposed Subdivision and Land Development text amendment to the Board of Supervisors to give permission to the Zoning Officer to forward the draft to the York County Planning Commission for review and recommendations.

SECOND: by Felicia Dell

MOTION PASSED: Unanimously (4-0)

**DISCUSSION**

Ms. Dell informed the Planning Commission members that the Steering Committee for the Zoning Ordinance rewrite continues to meet monthly and is having great discussions regarding the updates they'd like to see in the Zoning Ordinance. They've wrapped up reviewing the residential districts and will begin reviewing the commercial districts.

MOTION: by Patrick Hein to adjourn the meeting.

SECOND: by Matthew Biehl

MOTION PASSED: Unanimously (4-0)

The meeting adjourned at 8:33 p.m.