

**MANCHESTER TOWNSHIP PLANNING COMMISSION AGENDA**  
Wednesday – **JANUARY 26, 2022** – 7:00 PM

**CALL TO ORDER**

**REORGANIZATION**

**APPROVAL OF DECEMBER 15, 2021 MINUTES**

**PLAN REVIEW**

**RVW #2021-10 RUSSELL R. OFT AND RUSEN YANIK PRELIMINARY SUBDIVISION PLAN** – The purpose of the plan is to subdivide the existing parcels into 6 lots (5 new residential and one residual lot.) The property is a total of 5.3841 acres zoned Residential Low Density (RL). The property is located at 2538 Brandywine Lane and owned by Russel R. Oft and Rusen Yanik, Tax Parcel #36-000-KH-0156-B0-00000 and Tax Parcel #36-000-KH-0156-C0-00000. (The Lexis Group, LLC, 213 Glenwood Road, Dillsburg, PA 17019)

**RVW #2021-12 GRAY APPLE VILLAGE – PRELIMINARY SUBDIVISION PLAN** – The purpose of the plan is to subdivide the combined parcels into 30 lots, 28 lots will be single family residential and two lots will be for open space and stormwater management. The property is a total of 10.663 acres zoned Residential Medium Density (RM). The owners are Inch’s Properties, LLC, and the Tax Parcels #36-000-05-0025-00000, 36-000-05-0025A-00000, 36-000-05-0023-00000, 36-000-05-0024-00000, and 36-000-05-0025B-00000. (David Miller Associates, Inc., 1076 Centerville Road, Lancaster, PA 17601)

**RVW #2021-17 3335 CONNELLY ROAD – FINAL LAND DEVELOPMENT PLAN** – The purpose of the plan is to depict the design of site improvements to a 48,000 square foot manufacturing building. The property is a total of 7.15 acres zoned Industrial (I). The owners are Interstate Holdings Company, Attn: Steve Smith and is located on Tax Parcel #36-000-LI-0001.NO-00000. (Snyder, Secary & Associates, LLC, 2000 Linglestown Road, Suite 304, Harrisburg, PA 17110)

**RVW #2022-01 ALERT FIRE COMPANY NO. 1 – LAND DEVELOPMENT PLAN** – The purpose of the plan is to add a 3,172 (52” x 61”) square foot building addition to the existing 12,200 square foot building located in the Commercial (C) District. The parcel is a total of 1.73 acres and owned by Alert Fire Company No. 1, Tax Parcel #36-000-01-0050-00000. (G.D. Kenner, 3306 Caroline Drive, East Petersburg, PA 17520)

**RVW #2022-02 680 CHURCH ROAD – FINAL SUBDIVISION PLAN** – The purpose of the plan is to subdivide an existing single lot into 4 residential lots. The property is located in the Residential Medium Density (RM) District. The parcel is a total of 1.85

acres and owned by Inch's Properties LLC, Tax Parcel #36-000-KH-0165-00000. (Snyder Secary & Associates, LLC, 227 W. Market St, York, PA 17401)

**RVW #SK-22-01 YORK CITY SEWER AUTHORITY – SKETCH SUBDIVISION PLAN**

– The purpose of the plan is to subdivide the existing treatment facility, garages, and UPS terminal into 3 lots. The property is located in the Industrial (I) District. The parcel is a total of 7.43 acres and owned by the York City Sewer Authority, 1601 Toronita Street, York, PA, Tax Parcel #36-000-JI-0040-F0000. (Buchart-Horn, Inc, 445 W. Philadelphia St., York, PA)

**NEW BUSINESS**

**Inch Properties:** Discussion on the expansion of the existing contractor's office.

**Solar Farms:** Discussion on the need for a "solar farm" ordinance.

**STAFF REPORT**

**2021-09: Expressway Commerce Center:** – Preliminary plan tabled by the Supervisors to address outstanding comments. Plans resubmitted for review January 19, 2022.

**2021-14: Shiloh Veterinary Clinic** – Final LD plan, PC recommend approval to BOS.

**2021-15: RPC York, 2199** – Final LD plan, conditionally approved by BOS.

**2021-16: Gray Apple Village** – Final Reverse SD plan, conditionally approved by BOS.

**ADJOURNMENT**