

MANCHESTER TOWNSHIP PLANNING COMMISSION

AGENDA

Wednesday – **FEBRUARY 24, 2021** – 7:00 PM

CALL TO ORDER

APPROVAL OF JANUARY 27, 2021 MINUTES

PLAN REVIEW

2020-11 3650 BOARD RD – FINAL LAND DEVELOPMENT PLAN – The property is 7.19 acres located at 3650 Board Rd , Tax Parcel # 36000LH0018A000000, zoned Industrial (I) and owned by Winship Land Associates IV, LP. The land development plan proposal is to demolish the existing buildings and construct a 72,000 square foot warehouse with stormwater and parking facilities. Stormwater management calculations and a traffic study have been submitted with this plan. (Warhaus, 320 N. George St, Suite 100, York, PA 17401 Attn: Joe Stein)

2020-12 3620 & 3640 NORTH GEORGE STREET - FINAL REVERSE SUBDIVISION PLAN– The property is located at 3620 & 3540 North George Street combining, Tax Parcel # 36000LI0029J00000, 3.27 acres and Tax Parcel # 36000LI0029P000000, 2.13 acres creating a 5.41 acre parcel. The property is zoned Industrial (I) and owned by 3625 Mia Brae, LP. The purpose of this plan is to combine the lots to create a commercial parking lot. (James R. Holley & Associates, Inc., 18 S. George Street, York, PA 17401 Attn: Blaine Markel)

2020-13 3620 & 3640 NORTH GEORGE STREET - FINAL LAND DEVELOPMENT PLAN– The property is approximately 5.41 acres located at 3620 & 3540 North George Street combining , Tax Parcel # 36000LI0029J00000 and Tax Parcel # 36000LI0029P000000 zoned Industrial (I) and owned by 3625 Mia Brae, LP. The owner combining plans to create a commercial parking lot. Stormwater management calculations have been submitted with this plan. (James R. Holley & Associates, Inc., 18 S. George Street, York, PA 17401 Attn: Blaine Markel)

2021-02 1513 & 1517 N GEORGE STREET – FINAL LAND DEVELOPMENT PLAN – The Final Land Development Plan for a 2,753 sf restaurant with a dual-lane drive thru and a 2,922 sf retail building on a 1.198 acre parcel located along the east side of the 1500 block of North George Street in a Commercial (C) Zoning District. (The Pettit Group, LLC, 497 Center Street, Sewell, NJ 08080 – Attn: Christian B. Jacobson)

REZONING REQUEST

2020-02 REZONING REQUEST FORM OFFICE (O) TO RESIDENTIAL HIGH DENSITY (RH)- The parcel is located along the western side of the Susquehanna Trail, just north of Lighter Road intersection. Parcel is approximately 19 acres and is used for agricultural purposes. The developer plans to develop a multifamily community on the parcel. The petition will be on the Board of Supervisor agenda at their February 9, 2021 meeting.

STAFF REPORT

YEAR END REPORT

Review and take action on the year-end report of the activities of the planning commission in 2020.

ADJOURNMENT