

MANCHESTER TOWNSHIP PLANNING COMMISSION AGENDA
Wednesday – **AUGUST 25, 2021** – 7:00 PM

CALL TO ORDER

APPROVAL OF JULY 28, 2021 MINUTES

PLAN REVIEW

RVW #2021-09 EXPRESSWAY COMMERCE CENTER-PRELIMINARY LAND DEVELOPMENT PLAN –

The purpose of this plan is to construct one 403,000 square foot logistics facility and one 270,920 square foot logistics facility with associated site improvements, including parking, stormwater, utilities and access drives. The property is a total of 93.54 acres with two lots Lot 1 – 36.21 acres and Lot 2 – 57.33 acres and zoned Industrial (I) located at 480 Willow Springs Lane and owned by MRPI Willow Springs, LLC, Tax Parcel # 36000MH00250000000 and 36000LH0019D000000. The stormwater calculations and traffic study have been submitted with this plan. (BL Companies, 2601 Market Place, Suite 350, Harrisburg, PA 17110, Attn: Adam Davis)

RVW #2021-10 RUSSELL R. OFT AND RUSEN YANIK FINAL 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. No stormwater or traffic impact study has been submitted with this plan. (The Lexis Group, LLC, 213 Glenwood Road, Dillsburg, PA 17019)

REZONING REQUEST

2021-01 700 NORTH GEORGE STREET ASSOCIATES – REZONING REQUEST FROM RESIDENTIAL LOW-DENSITY DISTRICT (RL) TO RESIDENTIAL HIGH DENSITY (RH) AND COMMERCIAL (C) DISTRICT

– This request was reviewed by the Board of Supervisors at their May 11, 2021, meeting and sent to the Planning Commission for review. The property is in the extreme southern portion of the Township, in a peninsula extending between both North York Borough and the City of York. Currently this property was to be used for future burial purposes, but the current cemetery exceeds their needs. The request is to rezone approximately 48.8 acres of the property for Residential High Density (RH) use and 6.6 acres of the property for Commercial (C) uses. (Snyder, Secary & Associates, LLC, 227 W. Market Street, Suite 104, York, PA 17401 Attn: Joshua George)

2021-02 NORTHPOINT DEVELOPMENT, LLC – REZONING REQUEST FROM AGRICULTURAL DISTRICT (A) TO INDUSTRIAL (I) DISTRICT

– This request was reviewed by the Board of Supervisors at their August 10, 2021, meeting and sent to the Planning Commission for review. The property is in the southwest corner of Canal Road and Bear Road and the owners are Darlene D. Smith and Richard D. Markey and equitable owners are NorthPoint Development, LLC. The request is to rezone approximately a 200-acre parcel from Agricultural (A) Zoning District to Industrial (I) Zoning District uses. (Barley, Snyder, Attorneys at Law, 100 East Market Street, York, PA 17401 Attn: Stacey MacNeal, Esquire)

NEW BUSINESS

STAFF REPORT

ADJOURNMENT