

**MANCHESTER TOWNSHIP PLANNING COMMISSION AGENDA**  
Wednesday – **SEPTEMBER 29, 2021** – 7:00 PM

**CALL TO ORDER**

**APPROVAL OF AUGUST 25, 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 #36000MH0025000000 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)

**RVW #2021-11 SOVEREIGN NATIONAL, LP – FINAL LAND DEVELOPMENT PLAN –**

The purpose of the plan is to depict a proposed office building and associated site improvements on existing lot 2, located at 5 Bentzel Mill Road. The property is a total of 1.175 acres zoned Agricultural (A). The property owned by Sovereign National, LP, Tax Parcel #36-000-KG-0012-C0-00000. A Post Stormwater Management Report has been submitted with this plan. (Site Design Concepts, 127 West Market Street, Suite 200, York, PA 17401)

**RVW #2021-12 GREY APPLE VILLAGE – PRELIMINARY PLAN/FINAL LOT ADD-ON AND 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. A Post Construction Stormwater Management Plan has been submitted with this plan. (David Miller Associates, Inc., 1076 Centerville Road, Lancaster, PA 17601)

**REZONING REQUEST**

**2021-01 700 NORTH GEORGE STREET ASSOCIATES – REZONING REQUEST FROM RESIDENTIAL LOW-DENSITY (RL) DISTRICT 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) **The attorney for the applicant withdrew this request and submitted a new rezoning request.**

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

**2021-03 700 NORTH GEORGE STREET ASSOCIATES – REZONING REQUEST FROM RESIDENTIAL LOW-DENSITY (RL) DISTRICT TO INDUSTRIAL (I) DISTRICT** – This request was reviewed by the Board of Supervisors at their September 14, 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 52.1 acres of the property for Residential Low-Density (RL) District to Industrial (I) District use. (Barley, Snyder, Attorneys at Law, 100 East Market Street, York, PA 17401 Attn: Paul Minnich)

#### **NEW BUSINESS**

**I-83 EXIT MUNICIPAL COMP PLAN AMENDMENT** – Michelle Brummer of Gannett Fleming for the York County Planning Commission will present the notice of publication for the Proposed Exit 26.

#### **STAFF REPORT**

#### **ADJOURNMENT**