

MANCHESTER TOWNSHIP PLANNING COMMISSION AGENDA
Wednesday – **NOVEMBER 17, 2021** – 7:00 PM

CALL TO ORDER

APPROVAL OF OCTOBER 27, 2021 MINUTES

OLD BUSINESS

Recommendation for the York County Planning Commission I-83 Exit 26 Land Use Plan. The County Planners are seeking a recommendation based on their September 29, 2021 presentation to adopt the final draft of their future land use plan.

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 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. No stormwater or traffic impact study has been submitted with this plan. (The Lexis Group, LLC, 213 Glenwood Road, Dillsburg, PA 17019)

RVW #2021-12 GREY 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. A Post Construction Stormwater Management Plan has been submitted with this plan. (David Miller Associates, Inc., 1076 Centerville Road, Lancaster, PA 17601)

RVW #2021-14 SHILOH VETERINARY CLINIC – FINAL LAND DEVELOPMENT PLAN – The purpose of the plan is to construct a 913 square foot addition on to the existing Shiloh Veterinary Clinic, which will include additional parking and stormwater requirements. The property is a total of 2.502 acres and zoned Industrial District (I). The owners are SVH Properties, and Tax Parcel #36-000-LI-0029.M0-000000. A Post Construction Stormwater Management Plan has been submitted with this plan. (Snyder Land Development, 801 Belvedere Street, Suite 400, Carlisle, PA 17013)

NEW BUSINESS

Metropolitan Edison parcel rezoning: The Township is proposing to rezone Tax Parcel #36-000-JH-0069.00 from Residential Low Density (RL) to Industrial (I). The parcel is located to the south of 700 North George Street Properties and north of the York City Employment Center District.

STAFF REPORT

ADJOURNMENT