MANCHESTER TOWNSHIP PLANNING COMMISSION

AGENDA

November 18, 2026

CALL TO ORDER

APPROVAL OF OCTOBER 28, 2026, MEETING MINUTES

NEW BUSINESS

RVW# 2025-19: Loucks Road, 7 Brew Coffee is requesting approval of a Land Development plan for a proposed drive thru coffee kiosk located in the Commercial (C) District, Parcel # 36-000-16-0033.00-00000.

RVW# 026-0201: 1 Church Road, Baltimore Fabrication, LLC is requesting approval of a Preliminary/Final Land Development Plan for a 26,840 square foot building addition located in the Industrial (I) District, Parcel # 36-000-LI-0001.V0-00000.

ZONING HEARING CASES

ZHB 2026-12: Sara Mamlouk requests special exception pursuant to §27-1220 and §27-1230 to permit a childcare home as a home occupation at 2804 Westwind Lane, 36-000-LG-0187.00-00000, in the Residential Low (RL) District.

ZHB 2026-13: NP Manchester Commerce Center, LLC requests special exception pursuant to §27-1102.5 to allow a fence greater than 3’ in the front yard and greater than 6’ in the rear and side yards, a special exception to allow 2 free-standing business signs, and a variance to increase the maximum square footage for free-standing signs, both pursuant to §27-1408/P-7, at 250 Regional Way, 36-000-MH-0027.00-00000, in the Industrial (I) District.

ZHB 2026-14: NP Manchester Commerce Center, LLC requests special exception pursuant to §27-1102.5 to allow a fence greater than 3’ in the front yard and greater than 6’ in the rear and side yards at 275 Regional Way, 36-000-MH-0133.00-00000, in the Industrial (I) District.

OLD BUSINESS

PUBLIC COMMENT

ADJOURNMENT