

## MANCHESTER TOWNSHIP PLANNING COMMISSION AGENDA

Wednesday – APRIL 27<sup>th</sup>, 2022 – 7:00 PM

### CALL TO ORDER

### APPROVAL OF MINUTES FROM MARCH 30<sup>th</sup>, 2022

### PLAN REVIEWS

**RVW #2021-12 GRAY 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. (David Miller Associates, Inc., 1076 Centerville Road, Lancaster, PA 17601)

**RVW #2022-01 ALERT FIRE COMPANY NO. 1 – LAND DEVELOPMENT PLAN** – The purpose of the plan is to add a 3,172 (52" x 61") square foot building addition to the existing 12,200 square foot building located in the Commercial (C) District. The parcel is a total of 1.73 acres and owned by Alert Fire Company No. 1, Tax Parcel #36-000-01-0050-00000. (G.D. Kenner, 3306 Caroline Drive, East Petersburg, PA 17520)

**RVW #2022-06 SUSQUEHANNA TRAIL APARTMENTS – PRELIMINARY LAND DEVELOPMENT PLAN** – The property is 19 acres located along the western side of Susquehanna Trail in the Residential High (RH) District. There are 267 units with a proposed courtyard and pool area owned by Rutter Properties, L.P., Tax Parcel 360000700630000000. (RGS Associates, 221 West Philadelphia Street, Suite 108E, York, PA 17401 Attn: Todd Kurl)

### NEW BUSINESS

**RVW #2022-11 EQUITY DEVELOPMENT PARTNERS - 85 CHURCH ROAD – FINAL SUBDIVISION PLAN** – The property is 12.27 acres located 0 & 85 Church Road in the Industrial (I) District. The purpose of this plan is to combine 2 lots into 1 lot to construct a 158,760 square foot flex industrial building owned by Equity Development Partners, Tax Parcel 36000LI0061A00000. (Site Design Concepts, Inc. Ste 200, York, PA 17401 Attn: Adam W. Anderson, P.E.)

**RVW #2022-08 EQUITY DEVELOPMENT PARTNERS - 85 CHURCH ROAD – FINAL LAND DEVELOPMENT PLAN** – The property is 12.27 acres located 0 & 85 Church Road in the Industrial (I) District. The purpose of this plan is to construct a 158,760 square foot flex industrial building owned by Equity Development Partners, Tax Parcel 36000LI0061A00000. (Site Design Concepts, Inc. Ste 200, York, PA 17401 Attn: Adam W. Anderson, P.E.)

**RVW #2022-09 BLOCKHOUSE FARBROOK INDUSTRIAL PARK (LOTS 7,8 & 9) PRELIMINARY/FINAL REVERSE SUBDIVISION PLAN** – The property is 5.38 acres located at 3285 Farmtrail Road in the Industrial (I) District. The purpose of this plan is to subdivide 1 lot

into 3 lots owned by Blockhouse c/o Steve Perko, Tax Parcel 360002700070000000, 360002700080000000, 360002700090000000 (BL Companies, 2601 Market Place, Suite 350, Harrisburg, PA 17110)

**RVW #2022-10 BLOCKHOUSE FARBROOK INDUSTRIAL PARK - PRELIMINARY LAND DEVELOPMENT PLAN** - The property is 5.38 acres located at 3285 Farmtrail Road in the Industrial (I) District. The purpose of this plan is to build a 40,000 square foot warehouse. The parcel is owned by Blockhouse c/o Steve Perko, Tax Parcel 36000LH00880000000. Tax Parcel 360002700070000000, 360002700080000000, 360002700090000000 (BL Companies, 2601 Market Place, Suite 350, Harrisburg, PA 17110)

**STAFF REPORT** – Discussion related to proposed ordinance amendments.

**ADJOURNMENT**