

MANCHESTER TOWNSHIP PLANNING COMMISSION AGENDA

Wednesday – SEPTEMBER 28, 2022 – 7:00 PM

CALL TO ORDER

APPROVAL OF MINUTES FROM AUGUST 31, 2022

PLAN REVIEWS

- **RVW #2022-01 ALERT FIRE COMPANY NO. 1 – LAND DEVELOPMENT PLAN** – The application is to construct a 3,172 square foot addition onto the existing building located in the Commercial (C) District. Tax Parcel #36-000-01-0050.00-00000. **APPLICANT REQUEST TO TABLE DISCUSSION**
- **RVW #2022-06 SUSQUEHANNA TRAIL APARTMENTS – PRELIMINARY LAND DEVELOPMENT PLAN** – The application is to construct a 267-unit apartment complex with a proposed courtyard and swimming pool in the Residential High (H) District. Tax Parcel 36-000-07-0063.00-00000. **APPLICANT REQUEST TO TABLE DISCUSSION**
- **RVW #2022-15 MANCHESTER COMMERCE CENTER – PRELIMINARY/FINAL SUBDIVISION PLAN** – The application is to combine 10 existing parcels totaling 246 acres into 4 parcels in the Industrial (I) District. Tax Parcels 26-000-MH-0028.00-00000, 36-000MH-0051.00-00000, 36-000-MH-0027.00-00000, 36-000-MH-0051.A0-00000, 36-000-MH-0026.G0-00000, 36-000-MH-0026.00-00000, 36-000-MH-0027.A0-00000, 36-000-MH-0026.C0-00000, 36-000-MH-0028.A0-00000.
- **RVW #2022-16 MANCHESTER COMMERCE CENTER – PRELIMINARY LAND DEVELOPMENT PLAN** – The application is to construct three warehouse/distribution facilities totaling 2,611,100 square feet and one public use building and related site improvements in the Industrial (I) District. Tax Parcels 26-000-MH-0028.00-00000, 36-000MH-0051.00-00000, 36-000-MH-0027.00-00000, 36-000-MH-0051.A0-00000, 36-000-MH-0026.G0-00000, 36-000-MH-0026.00-00000, 36-000-MH-0027.A0-00000, 36-000-MH-0026.C0-00000, 36-000-MH-0028.A0-00000.

NEW BUSINESS

- **RVW #2022-17 BLOCKHOUSE FARBROOK INDUSTRIAL PARK - FINAL LAND DEVELOPMENT PLAN** - The application is to construct a 40,000 square foot building at 3285 Farmtrail Road located in the Industrial (I) District. Tax Parcels 36-000-27-0007.00-00000, 36-000-27-0008.00-00000, 36-000-27-0009.00-00000
- **RVW #2022-18 PROVIDENCE PRESBYTERIAN CHURCH - FINAL LAND DEVELOPMENT PLAN** – The application is to construct a 2,664 square foot building (Pavilion) and related site improvements at 1215 Church Road located in the Heavy Industrial (HI) District. Tax Parcel 36-000-KH-0010.A0-00000
- **RVW #2022-19 CORE 5 CODORUS CREEK PHASE 4 - FINAL LAND DEVELOPMENT PLAN** – The application is to construct a 300,469 square foot warehouse distribution facility and related site improvements at 600 Busser Road located in the Residential Low Density (RL) District. Tax Parcel 36-000-LI-0059.00-C0001
- **RVW #2022-20 DIVERT YORK FACILITY - FINAL SUBDIVISION PLAN** – The application is to subdivide an existing 140.45 acre lot along Blackbridge Road and Flour Mill Road into two lots. Lot #1 will consist of 122.82 acres and Lot #2 will consist of 17.63 acres. The property is located in the Heavy Industrial (HI) District. Tax Parcel 36-000-LI-0059.00-C0001

- **RVW #2022-21 DIVERT YORK FACILITY – PRELIMINARY LAND DEVELOPMENT PLAN** – The application is to construct an 84,465 square foot solid waste processing facility and related site improvements on a parcel of land resulting from subdivision of a parcel of land located along Blackbridge Road and Flour Mill Road. The property is located in the Heavy Industrial (HI) District. Tax Parcel 36-000-LI-0059.00-C0001

STAFF REPORT

- Request for the Zoning Officer to be appointed as the Planning Commission Secretary.
- Further discussion of update to the Comprehensive Plan.
- Meeting times for 2023

ADJOURNMENT
