

**MANCHESTER TOWNSHIP PLANNING COMMISSION AGENDA**  
Wednesday – FEBRUARY 23, 2022 – 7:00 PM

**CALL TO ORDER**

**APPROVAL OF JANUARY 26, 2022 MINUTES**

**PLAN REVIEW**

**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. (The Lexis Group, LLC, 213 Glenwood Road, Dillsburg, PA 17019)

**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 #2022-02 680 CHURCH ROAD – FINAL SUBDIVISION PLAN**

– The purpose of the plan is to subdivide an existing single lot into 4 residential lots. The property is in the Residential Medium Density (RM) District. The parcel is a total of 1.85 acres and owned by Inch's Properties LLC, Tax Parcel #36-000-KH-0165-00000. (Snyder Secary & Associates, LLC, 227 W. Market St, York, PA 17401)

**RVW #2022-03 WELBOURNE RESERVE PHASE 2 – FINAL SUBDIVISION PLAN**

– The preliminary subdivision plan was conditionally approved at the December 12, 2017, Board of Supervisors meeting. Phase 2 consists of 88 lots and 2 lots are for open space. The parcel is a total of 94.778 square feet located in the Agricultural (A) open space District. The property is owned by KCH Holding Inc., sole member of London Croft LLC, Tax Parcel # 36-000-LH-0107-00000, 36-000-LH-0108-00000. (Gordon Brown & Associates Inc., 2238 South Queen Street, York, PA 17402)

**RVW #2022-04 EXPRESSWAY COMMERCE CENTER - FINAL LAND DEVELOPMENT PLAN**

– The preliminary plan was approved at the February 8, 2022, meeting. 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 500 & 550 Willow Springs Lane and owned by MRPI Willow Springs, LLC, Tax Parcel #36000MH00250000000 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)

**NEW BUSINESS**

**SOLAR FARMS:** Review sample ordinances from surrounding municipalities.

**STAFF REPORT**

The following plans were conditionally approved by the Board of Supervisors on February 8, 2022: RVW #2021-09: Preliminary Expressway Commerce Center, RVW #2021-14: Shiloh Veterinary Clinic. The RVW #2021-17 3335 Connelly Road – Final Land Development Plan was tabled by the applicant until the next meeting.

**ADJOURNMENT**