

MANCHESTER TOWNSHIP PLANNING COMMISSION

AGENDA

Wednesday – **MAY 20, 2020** – 7:00 PM

PLEASE NOTE: All attendees will be required to wear facial coverings to participate or attend this meeting – Social distancing guidelines will also be enforced.

CALL TO ORDER

APPROVAL OF DECEMBER 18, 2019 MINUTES & JANUARY 29, 2020 MINUTES

PLAN REVIEW

GEORGE STREET INVESTORS LLC – (TACO BELL) – Rvw #2019-01 – (Preliminary/Final tbd) Land Development Plan for a 2,753 sf restaurant w/drive-thru and a 3,000 sf retail building on a 1.2 acre parcel located along the east side of the 1500 block of North George Street in a Commercial (C) Zoning District (The Pettit Group, LLC, 497 Center Street, Sewell, NJ 08080 – Attn: Michael Lardi) **Plan tabled at the January 29, 2020 meeting due to no representation –REVISED LOT LAYOUT**

• **CORE 5 Industrial Partners, LLC – Codorus Stone RVW #2020-01** – Final 3 Lot to 8 lots subdivision to reconfigure lot lines of 333 acres (110 acres in Manchester Township) located on both sides of Mundis Race Road in both the Industrial (I) and Heavy Industrial (HI) zoning district. (Snyder, Secary & Associates LLC attn.: Josh Hoffman, 2000 Linglestown Road, Suite 304, Harrisburg, PA 17110. **Plans requested to be tabled at the May 20, 2020 meeting.**

• **CORE 5 Industrial Partners, LLC – Codorus Stone RVW #2020-02** – Final Land Development plan to construct a ½ warehouse on 19 acres in Manchester Township located on north side of Mundis Race Road in both the Industrial (I) and Heavy Industrial (HI) zoning district. (Snyder, Secary & Associates LLC attn.: Josh Hoffman, 2000 Linglestown Road, Suite 304, Harrisburg, PA 17110. **Plans requested to be tabled at the May 20, 2020 meeting.**

USE VARIANCE REVIEW & RECOMMENDATION

REVIEW AND FORMULATE A RECOMMENDATION TO THE MANCHESTER TOWNSHIP ZONING HEARING BOARD REGARDING ZHB CASE #2020-04 GREG AND JAYNE FREY – VARIANCES (2) –A variance request to permit a defined use “Automobile Garage, Minor” as a principal use on a separate lot (Use Variance). 27-105.2 and a variance to permit the proposed structure in the front yard setback. 27-506.A. The parcel is located at 2600 Clearsprings Blvd., adjacent to 2610 Clear Springs Blvd. in the Residential Medium Density (RM) zoning district. (Tax Map 02 Parcel 0137)

COMPREHENSIVE PLAN REVIEW

STAFF REPORT

ADJOURNMENT