

## MANCHESTER TOWNSHIP PLANNING COMMISSION AGENDA

Wednesday – JULY 28, 2021 – 7:00 PM

### CALL TO ORDER

### APPROVAL OF JUNE 30, 2021 MINUTES

### PLAN REVIEW

**RVW# 2020-13 3620 & 3640 NORTH GEORGE STREET - FINAL LAND DEVELOPMENT PLAN** – The property is approximately 5.41 acres located at 3620 & 3540 North George Street combining, Tax Parcel # 36000LI0029J00000 and Tax Parcel # 36000LI0029P000000 zoned Industrial (I) and owned by 3625 Mia Brae, LP. The owner combining plans to create a commercial parking lot. Stormwater management calculations have been submitted with this plan. (James R. Holley & Associates, Inc., 18 S. George Street, York, PA 17401 Attn: Blaine Markel)

**RVW# 2021-07 3250 RAINTREE ROAD- FINAL SUBDIVISION PLAN** – The property is 14.66 acres and located at 3250 Raintree Road Tax Parcel # # 36000LH01120000000 zoned Agricultural (A) and owned by Kevin and Erica Reilly. The owner is requesting 1.30 acres to be subdivided as Lot 1 leaving the remaining parcel as Lot 2 with 13.51 acres. There are no stormwater or traffic information submitted with this plan. (Snyder, Secary & Associates, LLC, 227 W. Market Street, Suite 104, York, PA 17401, Attn: Joshua George)

**RVW# 2021-08 EXPRESSWAY COMMERCE CENTER -PRELIMINARY/FINAL SUBDIVISION PLAN** – The property is 93.54 acres and zoned Industrial (I) located at 480 Willow Springs Lane and owned by MRPI Willow Springs, LLC, Tax Parcel # 36000MH00250000000 and 36000LH0019D000000. The owner is requesting to create a two (2) lot subdivision Lot 1 – 36.21 acres and Lot 2- 57.33 acres. (BL Companies, 2601 Market Place, Suite 350, Harrisburg, PA 17110, Attn: Adam Davis)

**RVW# 2021-09 EXPRESSWAY COMMERCE CENTER -PRELIMINARY/FINAL LAND DEVELOPMENT PLAN** – 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 480 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)

### REZONING REQUEST

**2021- 01- 700 NORTH GEORGE STREET ASSOCIATES - REZONING REQUEST FROM RESIDENTIAL LOW-DENSITY DISTRICT (RL) TO RESIDENTIAL HIGH DENSITY (RH) AND COMMERCIAL (C) DISTRICT** – This request was reviewed by the Board of Supervisors at their May 11, 2021, meeting and sent to the planning Commission for review. The property is in the extreme southern portion of the Township, in a peninsula extending between both North York Borough and the City of York. Currently this property was to be used for future burial purposes, but the current cemetery exceeds their needs. The request is to rezone approximately 48.8 acres of the property for Residential High- Density use and 6.6 acres of the property for Commercial (C) uses. (Snyder, Secary & Associates, LLC, 227 W Market Street, Suite 104, York, PA 17401 Attn: Joshua George)

**CASE #2021-05 – SOVEREIGN NATIONAL, LP- USE VARIANCE** – A request for a use variance to permit the operation of an office and commercial space for Investment Real Estate, LLC., in the Agriculture (Open Space) Zoning District (A) (Section 27-305, Permitted Uses Chart). The property is located at 5 Bentzel Mill Road on Tax Map: KG; Parcel: 12C. This request was recommended approval to the Planning Commission at the July 7<sup>th</sup> Zoning Hearing Board meeting. The Planning Commission needs to make their recommendation to the Zoning Hearing Board.

**STAFF REPORT**

**ADJOURNMENT**