

# MANCHESTER TOWNSHIP PLANNING COMMISSION

## AGENDA

Wednesday – **July 31, 2019** – 7:00 PM

### CALL TO ORDER

### APPROVAL OF June 26, 2019 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 3,600 sf retail building on a 1.2 acre parcel (currently 5 lots) 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 June 26, 2019 meeting at the developer’s request**

**GEORGE STREET INVESTORS LLC– Rvw #2019-02** (Preliminary/Final) Reverse Subdivision of 7 lots into ONE lot located along the east side of the 1500 block of North George Street in a Commercial (C) Zoning District (First Capital Engineering, 48 S. Richland Ave, York, PA 17404) **Plan tabled at the June 26, 2019 meeting at the developer’s request**

**CORE 5 Industrial Partners, LLC – Codorus Stone RVW # 2019-03** – Preliminary 3 Lot 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) **Plan tabled at the June 26, 2019 meeting at the developer’s request**

**CORE 5 Industrial Partners, LLC – Codorus Stone RVW # 2019-04** – Preliminary Land Development plan to construct warehouses on 110 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) **Plan tabled at the June 26, 2019 meeting at the developer’s request**

**CORE 5 Industrial Partners, LLC @ Laughman Farm RVW# 2019-06** – Preliminary Land Development to construct 3 warehouse buildings on 79.3 acres with an approximately 650 ft extension of Morgan Lane located along the east side of the 3500 block of Board Road in an Industrial (I) zoning district. ( Hurbet, Rowland and Gubric, 369 East Park Drive, Harrisburg, PA 17111 attn: Chris Dellinger) **Plan tabled at the June 26, 2019 meeting at the developer’s request**

**HEPPLEWHITE ESTATES PHASE V SECTION C - RVW #2019-09** – Final subdivision of 8 lots (7 residential, 1 joindre and 1 residual lot) involving 4.37 acres of 136.85 total acres along the 900 block of Shenandoah Lane in a Residential Low Density (RL) Zoning District. (James R Holley & Assoc., 18 S George Sty, York, PA 17401- attn. Jason Brenneman)

**RAK CHURCH ROAD LLC – RVW #2019-10** – Preliminary joindre/subdivision of 11 existing lots into 2 lots of 45.84 acres including the relocation of a portion of West Crone Road located at 405 Church Road in an Industrial (I) zoning district (Site Design Concepts, 127 W Market St, York, PA 17402 attn Scott DeBell)

### REZONING REQUEST

### STAFF REPORT

### ADJOURNMENT