

# MANCHESTER TOWNSHIP PLANNING COMMISSION

## AGENDA

Wednesday – **September 25, 2019** – 7:00 PM

### CALL TO ORDER

### APPROVAL OF August 28, 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 #2019-11** – Final 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 Gubic, 369 East Park Drive, Harrisburg, PA 17111 attn: Chris Dellinger)

**GOHN & STAMBAUGH Rvw #2009-12** – Final Land Development to construct a 28,000 sq ft warehouse on 3.00 acres located along the north side of the 300 block of Busser Road in an Industrial (I) zoning district. (BL Companies, 2601 Market Place, Suite 350, Harrisburg, PA 17110)

**RAK CHURCH ROAD, LLC (Truck terminal) Rvw #2019-13** – Final? Land Development plan to construct a 89,687 sq ft trucking terminal on a 40.23 acre lot located along the east side of the 3200-3300 block of the Susquehanna Trail in an Industrial (I) zoning district. (Site Design Concepts Inc, 127 W. Market St. York, PA 17402 attn: Scott DeBell)

### REZONING REQUEST

### STAFF REPORT

### ADJOURNMENT