

**EAST MANCHESTER TOWNSHIP  
PLANNING COMMISSION  
AGENDA**

**November 18, 2025**

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1. **Approval of Minutes – September 23, 2025**
2. **Rezoning – Beshore and Koller Inc. – Parcel 26-000-MI-0120.X0-00000**
  - **Industrial (I) District to Commercial (C) District**
3. **Plan**
  - A. Trade Center 83 East – Preliminary Subdivision and Land Development Plan**
    - **Recommend Waivers**
      - **Section 208-34A – Waiver to plan set size - Allow for larger plan set to be submitted, with 30” x 42” plan sheets**
      - **Section 208-44F – Minimum Distance to Graded Slope & Fencing (Partial Waiver) - Waive the setback requirement for a few cut and fill slopes located near internal lot lines.**
      - **Section 208-46B(1) - Street Widening (Partial Waiver) - Waive the requirement to widen the road along the entire road frontage of Manchester Street and along the undeveloped portion of Zions View Road.**
      - **Section 208-46J – Private Driveways Serving Multiple Properties - Waive the requirement that private access driveways cannot serve more than one property.**
      - **Section 208-47 – Curbs & Sidewalks (Partial Waiver) - Waive the requirement to construct curbs and sidewalks along the entire road frontage of Manchester Street and partially along the undeveloped portion of Zions View Road.**
      - **Section 208-64 – Underground Utility Lines (Partial Waiver) - Waive the requirement to install all electric, telephone and other utility facilities underground.**
4. **New Business**
5. **Adjournment**

\*All interested parties are invited to attend. People with disabilities may contact the Township office at (717)266-4279 at least five (5) business days prior to the public meeting to discuss how to best accommodate your needs.