

**West Manchester Township  
Planning Commission  
August 8, 2023  
AGENDA**

- I. Call meeting to order
- II. Approval of minutes from the July 11, 2023 Planning Commission meeting.
- III. Zoning Hearing Cases
  - a. **ZHB 23-14 – UPMC Pinnacle Memorial** – requests a variance §150-116.4.A for the subject property to contain less than the minimum area of 100 acres under the ownership of a single entity **located at 1701 Innovation Drive** (Tax Map: JH; Parcel: 0019C) in the Mixed Use Zone.
  - b. **ZHB 23-15 – Property Management Enterprises, LLC** – requests a variance §150-65.A to increase the density of a proposed multiple-family dwelling from the allowable 23 units to 24 units on a 2.93-acre parcel **located at Lot 4 Weldon Drive** (Tax Map: 05; Parcel 0037H) in the R-4 Residential Zone.
- IV. New Business
  - a. **T-880 – Preliminary/Final Land Development Plan for Stoltzfus – W. Market Street** to depict the proposed development of a 4,800 square foot commercial building on a Lot 1, associated parking facilities, stormwater facilities and a shared limited access drive between Lot 1 and Lot 2 **located along the 4300 block of West Market Street** in the Local Commercial Zone. *Tabled at the July 11, 2023 meeting by request of the applicant.*
- V. Discussion
- VI. Adjourn