

MINUTES  
WEST MANCHESTER TOWNSHIP  
PLANNING COMMISSION  
DATE: August 8, 2023

The meeting was called to order by David Beecher at 7:00 P.M. Members present: David Beecher, Patrick Hein, and Fred Walters Others present: Rachelle Sampere, Township Zoning Officer, Member Absent: Richard Gordon, Rainer Niederoest, Dawood Engineer's Attendance Not Required

Tonight's Planning Commission meeting was held in person and broadcasted live over Zoom for viewing purposes only. The Zoom link was posted on the West Manchester Township website under "Latest and Breaking News". Questions and comments were not taken over the Zoom forum.

**APPROVAL OF MINUTES**

MOTION: by Fred Walters to approve the July 11, 2023, meeting minutes as presented.

SECOND: by David Beecher

MOTION PASSED: 2-0 (1 Abstain – Hein)

**ZONING HEARING BOARD CASES**

**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.

Attorney Stacey MacNeal, Barley Snyder, presented the request on behalf of her client, UPMC. Also in attendance was Paul Toburen of UPMC and Tom Godfrey of Dawood Engineers. Attorney MacNeal reminded the Planning Commission members that the mixed use zone was created in the early 2000s and this parcel is the only property zoned mixed use in the Township. Before the hospital was constructed, a master plan was developed that showed what the site could look like as a cohesive mixed use area containing medical, residential, commercial, offices and assisted living.

Attorney MacNeal explained that the applicant was seeking a dimensional variance. She also explained that the financial lending world has changed over the past few years where the lenders will not fund commercial construction unless the underlying parcel is owned by the borrower, a change that wasn't contemplated when the master plan for the parcel was created. The dimensional variance would allow the development areas to be subdivided and encourage the completion of the mixed use development. The subdivided parcels would be transferred to a for-profit entity and placed back on the tax rolls. The proposed subdivided properties would utilize the existing access drive and be subject to a reciprocal easement agreement which would require the sites to be developed as a cohesive development.

A land development plan will be required for each site to be developed should the variance be granted by the Zoning Hearing Board.

MOTION: by Patrick Hein to recommend the Zoning Hearing Board approve the variance request.

SECOND: by Fred Walters

MOTION PASSED: 3-0

**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.

Attorney Stacey MacNeal, Barley Snyder, presented the variance request on behalf of her client, Property Management Enterprises, LLC. Attorney MacNeal explained that the subject property is situated between Weldon Drive and Hillside Terrace. The applicant is proposing a 3-story apartment building with associated parking and stormwater management facilities. The request is for a de minimis variance to allow 24 apartments enabling the applicant to fully utilize the space. The applicant is asking for a variance to allow 24 units to be built as if the property was a full three-acre parcel. Apartments are built where they stack units: the bathrooms are all above one another, the kitchens are all above one another, etc. This allows for more uniform plumbing, electrical, etc. The proposed site plan meets all of the other dimensional requirements in the Zoning Ordinance. The subject property is 2.93 acres which would allow 23 apartments by right. Should the variance be granted by the Zoning Hearing Board, the applicant would be required to submit a land development plan for review and recording.

MOTION: by Patrick Hein to recommend the Zoning Hearing Board grant the variance as requested.

SECOND: by Fred Walters

MOTION PASSED: 3-0

#### **NEW BUSINESS**

**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 by request of the Applicant at the July 11, 2023 meeting.)*

Zoning Officer Sampere informed the Planning Commission members that the applicant's engineer sent an email requesting to table this plan so they may address comments received at the in-house staff review.

MOTION: by Fred Walters to table the preliminary/final land development plan as requested by the applicant's engineer.

SECOND: by Patrick Hein

MOTION PASSED: 3-0

#### **DISCUSSION**

Zoning Officer Sampere informed the Planning Commission members that Gannett Fleming is currently performing stakeholder interviews. They are also gathering information from Township staff to provide feedback to the steering committee at their August 21 and 22 meetings.

#### **ADJOURN**

MOTION: by Fred Walters to adjourn the meeting.

SECOND: by Patrick Hein

MOTION PASSED: Unanimously (3-0)

The meeting was adjourned at 7:12 p.m.