

**West Manchester Township
Planning Commission
May 14, 2024
AGENDA**

- I. Call meeting to order
- II. Approval of minutes from the April 9, 2024, Planning Commission meeting.
- III. Zoning Hearing Cases
 - a. **ZHB 24-07 – Kenneth A. & Julia P. Mintz** – request an interpretation §150-5 definition of a dwelling unit; in the alternative requests a variance §150-51.A Permitted Uses to allow the existing single-family detached dwelling with an in-law’s quarters (having its own separate cooking and sanitary facilities) to be considered one dwelling unit **located at 2119 Sycamore Road** (Tax Map: 10; Parcel: 0109) in the R-3 Residential Zone.
- IV. New Business
 - a. **SK-24-01 – Sketch Plan for York Garber I – West Manchester** – to depict the proposed construction of a 15.39-acre solar energy farm facility and related site improvements **located at 1750 Taxville Road** (Tax Map: IG; Parcel: 0059) in the Agricultural Zone. Briefing.
 - b. **SK-24-02 – Sketch Plan for York Garber II – West Manchester** – to depict the proposed construction of a 19.07-acre solar energy farm facility and related site improvements **located at 1750 Taxville Road** (Tax Map: IG; Parcel: 0059) in the Agricultural Zone. Briefing.
 - c. **T-887 – Preliminary/Final Land Development Plan for Pine Creek Structures** – to depict the construction of a commercial sales yard and related site improvements on a 2.83-acre parcel for Pine Creek Structures (accessory building sales) **located at 4545 West Market Street** (Tax Map: HG; Parcel: 00004K) in the Highway Commercial Zone. Review/Action.
 - d. **T-888 – Preliminary/Final Land Development Plan for Proposed Flex Industrial Building for 1850 Lemon, LP** – to depict the re-development of the parcel for a proposed industrial flex building and associated improvements on a 7.328-acre parcel **located at 1850 Lemon Street** (Tax Map: IH; Parcel: 0030B) in the General Industrial (I-3) Zone. Review/Action.
 - e. **T-889 – Preliminary/Final Land Development Plan for Proposed Multifamily Residential Development for Weldon Drive, LLC** – to depict a proposed multifamily residential development (building with 24 dwelling units) and associated improvements on a 2.93-acre parcel **located along Weldon Drive** (Tax Map: 05; Parcel: 0037H) in the R-4 Residential Zone. Review/Action
- V. Discussion
- VI. Adjourn