

MINUTES
WEST MANCHESTER TOWNSHIP
PLANNING COMMISSION
November 09, 2016

The meeting was called to order by Vice-Chairman, Ron Ruman at 7:03 P.M. Members present: Richard Gordon, Ron Stare and Alternate Brenda Brown. Others present: Monica Love, Township Zoning Officer

Approval of Minutes:

MOTION: by Ron Stare to approve the October 11, 2016 meeting minutes.

SECONDED by: Rich Gordon

MOTION PASSED: Unanimously (3-0)

ZONING HEARING BOARD CASES

ZHB Case 16-17 – 118 N. Gotwalt Street, Variance of Section 150-229 to permit a fence higher than three feet and ten feet from Stanton and Scott streets on a multiple frontage lot.

Steven & Jalana Firestone presented their case. To install the fence as required by the Ordinance they will lose nearly half of the area. They would like to attach to the neighbor's fence along Scott St. Monica Love noted to the Board that the neighbor's fence is within the street right-of-way, which is not permitted by the Township. The Firestones agreed to move it inside the right-of-way at 12' from the curb. Fences in the neighborhood were noted as non-conforming. The fence along Scott is proposed to be six (6) feet high and the remainder at four (4) feet high.

The Planning Commission questioned whether the fence would affect the clear sight for traffic on Scott Street. Mr. Firestone assured the members that it would not, and the stop sign is eight feet (8') beyond their property line. Monica Love offered to inspect the intersection prior to the fence installation.

MOTION: by Rich Gordon to recommend approval of the waiver by the Zoning Hearing Board

SECOND: by Ron Stare

MOTION PASSED: Unanimously (3-0)

ZHB Case 16-18 – 1201 Greenwood Road 1190 Margaret Street, Variance of Section 150-51 to permit a used car dealership on the property within the R3 Residential Zone.

John Baughman, his attorney, Amanda Dubbs, and son-in-law Larry Mummert presented the case. The property is currently in the R3 residential district, and was purchased by Mr. Baughman in November of 2012. There are two large warehouses and a pole building on the property. The lot was originally owned by West Manchester Township, where the Public Works department was located. There is a quarry across Greenwood road, and a commercial property to the south across Margaret Street, remaining properties in the area are residential.

Mr. Mummert would be the operator of the used car lot and stated they would do no outside work, and no state inspections. There is not much work that would be required to be done, they would reconfigure the parking lot to keep no more than twenty (20) cars on the lot, but ten (10) to fifteen (15) cars would be preferred. Hours of business were discussed and Mr. Mummert noted that they would work 9am – 7pm weekdays and 9am – 2pm on Saturdays.

There was additional discussion from the Board.

MOTION: by Rich Gordon to recommend approval of the Variance knowing that the neighbors will be notified, and requiring all conditions of the previous variance be continued.

SECOND: by Ron Stare

MOTION PASSED: Unanimously (3-0)

ZHB Case 16-19 – 75 S. Gotwalt Street, Variance of Section 150-73.C to permit additional access drive on a non-conforming lot which exceeds the allowable lot coverage

Joseph Keffer of Keffer Funeral Home is requesting the variance. He noted that there are 53 parking spaces at the Funeral home on West Market Street, and they purchased 75 S. Gotwalt in order to have more parking available when needed. The request is to add a 10 foot wide access drive to the lot, so that vehicles leaving the funeral home will be able to cross W. Mason Avenue in order to use the additional parking.

Monica Love advised Mr. Keffer and the members that the drive would need to be twelve (12) feet wide and designated as one way access in order to meet the Ordinance. Mr. Keffer agreed.

MOTION: by Ron Stare to permit the lot coverage to exceed the R5 requirements to add a twelve (12) foot wide access drive.

SECOND: by Rich Gordon

MOTION PASSED: Unanimously (3-0)

ZHB Case 16-20 – Carlisle Commerce Center, Pomegranate Real Estate Variance of Section 150-283 to permit signage within a shopping center in excess of the permitted size and number.

Dave Getz & Karen Martin, Manager for Pomegranate Real Estate presented the request. This is the same Variance that was granted to the West Manchester Town Center. The Carlisle Commerce Center is competing with the Town Center, and they have several vacancies which have been difficult to fill as sign size and visibility are very important to prospective tenants.

Under the current ordinance, a twenty foot wide storefront would be permitted one (1) sign five (5) square feet in size. Ms. Martin produced photographs taken from White Street showing that size sign (existing on the nail salon and comic store).

MOTION: by Rich Gordon to recommend approval of variance case 16-20 to permit the permanent signage on the property (2130 – 2150 White Street) to meet the requirements of Exhibit F as submitted.

SECOND: by Ron Stare

MOTION PASSED: Unanimously (3-0)

Meeting adjourned at 7:55 pm