

MINUTES
WEST MANCHESTER TOWNSHIP
PLANNING COMMISSION
DATE: November 14, 2017

The meeting was called to order by Richard Gordon at 7:00 P.M. Members present: Fred Walters, Ronald Ruman, Patrick Hein and Ronald Stare. Others present: Rachelle Sampere, Township Zoning Officer and Craig Wilson, Township Engineer

Approval of Minutes:

MOTION: by Ron Stare to approve the October 10, 2017 meeting minutes.

SECONDED by: Fred Walters

MOTION PASSED: Unanimously (5 - 0)

ZONING HEARING BOARD CASES

No new cases were presented for discussion.

NEW BUSINESS

T-832 Final Subdivision Plan for Daniel R. & Esther C. Petre

Josh Myers of Shaw Surveying, Inc. presented the proposed subdivision of a 122.5-acre tract to convey approximately one (1) total acre to two (2) existing lots.

The planning commission asked the purpose of the subdivision. Mr. Myers stated that goal of this subdivision was to move property lines for two existing properties to enlarge the lots to allow room for gardening on each lot. Mr. Petre said that he is the owner of both lots that would be increased in size. The land has been used for farming in the past. Mr. Ruman asked if there would be a potential for growth on the proposed lots since they are located within the no growth boundary in the township. Mr. Myers explained that the lots are currently being used for single family detached dwellings. Mr. Ruman was concerned that in the future, a buyer may try to develop the land further and suggested that the permitted uses in the zoning ordinance be placed on the plan. Mr. Myers said that he would revise the plan to show the permitted uses specified in the zoning ordinance. Mr. Gordon asked if public improvements were required. Mr. Myers said that the properties are currently serviced by public water and private on-lot septic systems. Mr. Wilson stated that the storm sewer was addressed in 2013 and the road was resurfaced in 2014. There are no plans for widening Wolfs Church Road presently. Public sewer is not available now, but may be installed in fifteen (15) to twenty (20) years. Mr. Wilson said that Wolfs Church Road is a collector road and that the right-of-way is sixty (60) feet. He suggested that a sewer easement be placed along Wolfs Church Road, but stated that it was not a requirement for this subdivision plan.

The following waivers were discussed:

1. **§121.14.C.3** Provide existing features within 200 feet of the site.
2. **§121.23.C** Improvements should be made to the existing road.
3. **§121.25** Sidewalks shall be placed along all road frontages.

There are nine (9) outstanding comments:

1. The plan must specify which lot or lots shall carry with them the right to erect or place any unused quota of single-family detached dwellings as determined by the provisions of this section (**§150.17.B.4**)
2. Legal description or deed must be submitted for each lot.
3. Add a drainage easement for the stream and flood plain.
4. Dedicate right-of-way to the township. (60 feet)
5. Revise the building setback line from the road right-of-way.
6. The signatures and seals of the individuals responsible for the plan shall be affixed to the plan prior to approval by the Board of Supervisors. (**§121-15.F**)
7. The notarized signature of the owner(s) shall be affixed to the plan prior to approval by the Board of Supervisors. (**§121-15.F**)
8. All administrative items shall be addressed prior to plan recording (Surety, Operation & Maintenance Agreement, payment of all invoices, etc.)
9. All final plans, as recorded, shall be submitted in electronic format (i.e. PDF)

MOTION: by Ron Ruman to recommend the Board of Supervisors approve the plan as submitted with the requested waivers, and the nine (9) outstanding comments be addressed.

SECOND: by Ron Stare

MOTION PASSED: Unanimously (5 - 0)

Meeting adjourned at 7:32 pm