

MINUTES
WEST MANCHESTER TOWNSHIP
PLANNING COMMISSION
DATE: January 12, 2016

The meeting was called to order by Patrick Hein at 7:00 P.M. Members present: Rich Gordon, and Fred Walters. Others present: Monica Love, Township Zoning Officer.

REORGANIZATION

MOTION: by Fred Walters to nominate Patrick Hein for Chairman.
SECONDED by: Richard Gordon
ACCEPTED BY: Patrick Hein
MOTION PASSED: 2-0 (Patrick Hein abstained)

MOTION: by Patrick Hein to nominate Richard Gordon for Vice-Chairman.
SECONDED by: Fred Walters
ACCEPTED BY: Richard Gordon
MOTION PASSED: 2-0 (Richard Gordon abstained)

MOTION: by Patrick Hein to nominate Fred Walters for Secretary.
SECONDED by: Richard Gordon
ACCEPTED BY: Fred Walters
MOTION PASSED: 2-0 (Fred Walters abstained)

Approval of Minutes:

MOTION: by Fred Walters to approve the December 8, 2015 meeting minutes.
SECONDED by: Richard Gordon
MOTION PASSED: Unanimously (3-0)

ZONING HEARING BOARD CASES

Case 16-01 –Matthew and Sadie Clemens, 2065 Church Road, Variance of 150-57.B –
Maximum permitted height of an accessory structure.

Mr. Clemens presented the variance request, and noted that the requested garage will be under 1,000 s.f. and situated at the back of the lot, where it will not be seen from the road. The warranty on the garage requires a minimum roof pitch of 4:12 and on the size of garage he has, 17.5 feet is the center height.

MOTION: by Richard Gordon recommended approval
SECOND: by Fred Walters
MOTION PASSED: 3-0

NEW BUSINESS

Zoning Ordinance Text Amendment Section 150-5; 150-138; 150-139

Ron Lucas with Stevens & Lee, representing Manchester Mall Association presented the requested text amendment to the Regional Commercial Zoning District, which would allow the development of several existing parcels which do not currently meet the 5 acre minimum area or 300' lot width.

Mr. Lucas noted that many national retailers require ground lease or actual ownership of the property.

Monica Love added that there are no other parcels outside of the mall property that this would affect, unless redevelopment were to occur.

MOTION: by Patrick Hein recommended approval of the Zoning Ordinance

SECOND: by Richard Gordon

MOTION PASSED: 3-0 unanimous

T-818 Adolfo Manzo Madrigal 1924 Stanton Street

Terry Sheldon with Adolfo Madrigal – Variance request to expand business and include vehicle sales granted with stipulations and conditions.

Original plan showed 18 sales spaces now showing 7.

Storage of vehicles behind the garage - asphalt in front is for parking.

Monica Love noted that the Planning Commission would see this project in February and no actions should be made this evening.

Meeting adjourned at 7:26 pm