

MINUTES
WEST MANCHESTER TOWNSHIP
PLANNING COMMISSION
DATE: August 8, 2017

The meeting was called to order by Richard Gordon at 7:00 P.M. Members present: Fred Walters, Ronald Ruman, and Ron Stare. Others present: Monica Love, Township Zoning Officer

Approval of Minutes:

MOTION: by Ron Ruman to approve the July 11, 2017 meeting minutes.

SECONDED by: Ron Stare

MOTION PASSED: Unanimously (4 - 0)

ZONING HEARING BOARD CASES

None

At this time Patrick Hein joined the meeting.

NEW BUSINESS

Rezoning Request from Albright Care Services, 1700 Normandie Drive

Michael Young Registered Landscape Architect of Larson Design, and Chad Mondorff of Normandie Ridge (owned by Albright Care Services) presented the request to rezone a total of five parcels Parcel ID 51000JH0004D000 2190 Roosevelt Avenue, Parcel ID 51000JH0004C000 2180 Roosevelt Avenue, Parcel ID 51000JH0007000; 2030 Roosevelt Avenue; Parcel ID 51000JH0008000 3030 Roosevelt Avenue and Parcel ID 51000JH0004B000 at 2170 Roosevelt Avenue. Albright Care Services own four of the five lots and are in negotiation to purchase the fifth (2170 Roosevelt) from the estate.

The request is to rezone the properties from R-3 to R-4, which is consistent to the existing campus. Of the four residential properties, owned by ACS two are currently being rented as single family residences. ACS would like to use the property at 2030 Roosevelt as an office for support staff, but that hasn't happened yet.

The Planning Commission asked how many acres the undeveloped portion of the existing lot is (51000JH0004) it is approximately 18 acres.

Monica Love told the commission the Local Government Advisory Committee recommended that ACS and Larson contact the remaining 3 property owners along Roosevelt Avenue, to ascertain if all the properties could be re-zoned to R-4, thereby removing any look of spot-zoning. Commission agreed with that assessment, and requested the Zoning Officer be involved with that discussion with all property owners.

MOTION: by Ron Ruman to recommend the Board of Supervisors rezone the four owned properties from R-3 to R-4 with the suggestion that ACS contact the remaining four owners to include their property in the rezoning.

SECOND: by Ron Stare

MOTION PASSED: Unanimously (5 - 0)

Discussion of the revisions to the Zoning Ordinance:

Agricultural District:

Winery should be added & the definition should include beverage brewing and distilling using products grown on-site. Secondary/accessory use of special events with a winery should have its own set of requirements (below).

Definitions:

Forestry definition currently includes a Christmas Tree farm, which is permitted in every residential district – that must be revised.

Landscape Business/Landscape Yard: A business primarily for providing the service of lawn maintenance which may also include the storage and sale of bulk materials used in such business.

Winery/distillery/brewery: A facility, or establishment engaged in the growing, collecting and processing, of an agricultural commodity (hops, grapes, fruits and the like) to be brewed, processed or distilled into an alcoholic beverage. Incidental retail sales and serving of food and beverages are permitted. Special event facilities within a winery are separately defined and regulated.

Special Events Venue:

1. Venue operated by the owners of the property and operated as an accessory use to the principle use.
2. Event structures and parking shall be at least 50 feet from any street right-of-way, side and rear property line; or as required by the underlying zone, whichever is greater.
3. Off street parking shall be provided for the total number of employees, vendors, and attendees based on the maximum number of all **allowed**.
4. Any exterior lighting and/or amplified public address system shall be arranged and designed so as to prevent objectionable impact on neighboring properties. Use of the outdoor public address systems shall only be permitted between the hours of 8:00 am and 11:00 pm. Exterior lighting, other than that essential for the safety of the users of the premises shall be prohibited between the hours of 11:00pm and 6:00am.
5. Tents or canopies for events shall be temporary in nature and shall be removed in the off-season.
6. The applicant shall furnish evidence that the proposed use will not be detrimental to the use of adjoining properties due to hours of operation, light, noise or litter.
7. The applicant shall furnish evidence from the Township SEO and/or PADEP of adequate provisions for water and sewage disposal for the venue.

Landscape Business/Landscape yard should be a Special Exception in the Agricultural district and a permitted use Highway Commercial and Regional Commercial.

Farm dwelling, accessory: A secondary and incidental residential dwelling on a farm to be used for a farm worker or farm manager.

Aged housing, Granny Pods need to be addressed. Ms. Love is to look for any information on regulations already in other areas of PA.

Roadside stands should be added to the Agricultural district as a permitted use.

Animal hospital and kennel are currently a special exception in the Agricultural district. Leave it that way.

Cemetery should be a permitted use in the Agriculture District.

Rural Residential – Primary building setbacks should be revised to 60' front; 20' side' 50' rear
Maximum coverage should remain at 20%

Maximum Height of the primary structure should change from 35' to 45'

Accessory dwelling height would go from 15' to 20' maximum

Ron Ruman questioned why Forestry is permitted within all of the Residential Districts and the Industrial districts, but not the commercial, and would it include a Christmas tree farm? If that were a business, it would be a disruptive to have in the Residential districts.

House of Worship should be a permitted use in both the Agriculture and the Rural Residential districts.

The members will look at the R-2 and R-3 Residential zones, uses, heights and setbacks for the September meeting.

Meeting adjourned at 8:20 pm