

MINUTES
WEST MANCHESTER TOWNSHIP
PLANNING COMMISSION
DATE: February 13, 2018

The meeting was called to order by Richard Gordon at 7:00 P.M. Members present: Fred Walters, Ronald Ruman. Others present: Rachele Sampere, Township Zoning Officer

REORGANIZATION

MOTION: by Ronald Ruman to nominate Richard Gordon for Chairman.

SECONDED: by Fred Walters

ACCEPTED: by Richard Gordon

MOTION PASSED: Unanimously (3-0)

MOTION: by Fred Walters to nominate Patrick Hein for Vice-Chairman.

SECONDED: by Ronald Ruman

MOTION PASSED: Unanimously (3-0)

MOTION: by Ronald Ruman to nominate Fred Walters for Secretary.

SECONDED: by Richard Gordon

MOTION PASSED: Unanimously (3-0)

APPROVAL OF MINUTES

MOTION: by Ronald Ruman to approve the December 12, 2017 meeting minutes.

SECONDED: by Richard Gordon

MOTION PASSED: Unanimously (3-0)

ZONING HEARING BOARD CASES

ZHB Case 18-01, Francesco & Vita Grippi, 2510 W. Market Street request a Variance to remove the permitted use from the property (Section 150-83.F) and a Variance to allow a second nonconforming use on a property (Section 150-289.A.8) in a Local Commercial (LC) zone.

Mr. Joe Gurney of First Capital Engineering presented the variance request. Mr. Gurney stated that there is currently a total of seven (7) apartments on the property and one (1) commercial space. Mr. Gurney explained that the commercial space was last occupied by the antique shop several years ago. The commercial space has remained vacant because it is a small space of 1,355 sq. ft. He also explained that there are no sidewalks along the West Market Street right-of-way which prevents foot-traffic. Mr. Gurney explained that the surrounding businesses do not generate enough foot-traffic/automobile traffic to support a small commercial business. The businesses in close proximity to the building are a daycare and Genova's pizzeria. Mr. Ruman asked if the owners had tried to market the commercial space recently. Mr. and Mrs. Grippi stated that they have tried to market the commercial space, but they have not had any success in renting it to a commercial tenant. Mr. Gurney explained that the building looks more like a residential building than a commercial building. There would be no exterior changes to alter the appearance of the building. If the variances are granted, the renovations would be interior only.

MOTION: by Ronald Ruman to recommend approval to the Zoning Hearing Board for the variance request 150-83.F Permitted Uses and Section 150-289.A.8 to allow a second nonconforming use on a property.

SECOND: by Fred Walters

MOTION PASSED: Unanimously (3-0)

ZHB Case 18-02, Alexander & Athanasia Kouvatsos, 2225 Carlisle Road request a Special Exception to allow a Two-Family Conversion (Section 150-85.D & 150-354) in a Local Commercial (LC) zone.

Mr. and Mrs. Kouvatsos presented the special exception request. Mrs. Kouvatsos stated that there is currently one (1) dwelling unit in conjunction with a vacant commercial space. The previous commercial tenant was Fair's Produce. Mrs. Kouvatsos stated that converting the commercial unit to a residential unit would have less of an impact on surrounding properties because there would be less traffic, no daily commercial deliveries, no customers, etc. Mr. Kouvatsos said the property is nearly 20,000 sq. ft., it is served by public water and sewer, no external alterations would be made and each unit has its own access to the outside. The first-floor access is to the rear of the building. The second-floor access is at the front of the building.

MOTION: by Fred Walters to recommend approval to the Zoning Hearing Board for the special exception request to allow a Two-Family Conversion (Section 150-85.D & 150-354) in a Local Commercial (LC) zone.

SECONDED: by Ronald Ruman

MOTION PASSED: Unanimously (3-0)

NEW BUSINESS

T-834 Final Reverse Subdivision & Final Land Development Plan for The Vault Pizza & Grill to combine two (2) lots and to expand the existing building and create an additional parking area.

Ms. Sampere stated that she received a phone call and an e-mail from Gerry Funke of GHI Engineers and Surveyors requesting that the plan be tabled until the March 13, 2018 Planning Commission meeting so that the comments from the staff's in-house review could be addressed.

MOTION: by Ronald Ruman to adjourn the meeting being that there was no additional business.

SECOND: by Fred Walters

MOTION PASSED: Unanimously (3-0)

Meeting adjourned at 7:25 p.m.