

MINUTES
WEST MANCHESTER TOWNSHIP
PLANNING COMMISSION
DATE: January 9, 2024

The meeting was called to order by David Beecher at 7:10 P.M.

ATTENDANCE

Planning Commission Members:

David Beecher – Present

Felicia Dell – Present

Patrick Hein – Absent

Jennifer Smith-Funn – Present

Fred Walters – Absent

Staff:

Rachelle Sampere, Zoning Officer – Present

Rainer Niederoest, Dawood Engineers – Not Required

Tonight's Planning Commission meeting was held in person. Due to technical difficulties, the meeting was not broadcasted over Zoom.

Planning Commission Chairman, David Beecher, introduced Ms. Felicia Dell and welcomed her as a member of the Planning Commission. Ms. Dell was appointed by the Board of Supervisors to the position vacated by Mr. Richard Gordon in December 2023. We look forward to working with Ms. Dell and we appreciate her willingness to serve on the West Manchester Township Planning Commission.

REORGANIZATION

MOTION: by Jennifer Smith-Funn to re-elect David Beecher as Chairman of the Planning Commission for 2024.

SECOND: by Felicia Dell

MOTION PASSED: 2-0 (1 Abstain – Beecher)

ACCEPTED: by David Beecher

MOTION: by David Beecher to re-elect Patrick Hein as Vice-Chairman of the Planning Commission for 2024

SECOND: by Jennifer Smith-Funn

MOTION PASSED: 3-0

ACCEPTED: Patrick Hein was absent from tonight's meeting, however, David Beecher will contact Patrick to inform him of tonight's action taken by the Planning Commission.

MOTION: by David Beecher to elect Jennifer Smith-Funn as Secretary of the Planning Commission for 2024. (Noting that Ms. Smith-Funn will take the minutes if Zoning Officer Sampere is unable to do so during a public meeting.)

SECOND: Felicia Dell

MOTION PASSED: 2-0 (1 Abstain – Smith-Funn)

ACCEPTED: by Jennifer Smith-Funn

APPROVAL OF MINUTES

MOTION: by Jennifer Smith-Funn to approve the December 12, 2023, meeting minutes.

SECOND: by David Beecher

MOTION PASSED: 2-0 (1 Abstain – Felicia Dell)

ZONING HEARING BOARD CASES

ZHB 24-01 – PermEx c/o Stephanie Rumer for Delco Plaza 1, LP – requests a variance §150-283.B Permitted Permanent Sign Chart to modify the number and size of attached walls signs for an individual use within a shopping center (Giant) **located at 1255 Carlisle Road** (Tax Map: JH; Parcel: 0055B) in the Regional Commercial Zone.

Due to the inclement weather, the applicant was not able to attend tonight’s meeting to present the variance request. Zoning Officer Sampere explained that there was a variance granted in 2006 which allowed the applicant to install seven (7) signs on the building façade totaling 222.50 square feet; however, there are currently six (6) signs installed on the building façade totaling 163.14 square feet. It is unclear why the applicant did not utilize the total number and area of allowable signs granted in the variance. Giant is rebranding and would like to remove the existing signs and replace them with four (4) signs on the building façade totaling 182.665 square feet. The proposed signs are as follows: Giant at 67.08 square feet, Pharmacy at 22.83 square feet, Beer & Wine at 24.375 square feet, Giant Direct at 10.88 square feet. The Planning Commission discussed the request and agreed that reducing the number of existing attached signs from six (6) to four (4) and increasing the sign area from the existing 163.14 square feet to a total of 182.665 square feet is less than the original variance granted in 2006.

MOTION: by Felicia Dell to recommend the Zoning Hearing Board grant the variance requested.

SECOND: by Jennifer Smith-Funn

MOTION PASSED: 3-0

NEW BUSINESS

There were no new subdivisions nor land development plans submitted for review at the January meeting.

DISCUSSION

Zoning Officer Sampere informed the Planning Commission that the Comprehensive Plan Steering Committee did not meet on January 4, 2024 as anticipated, but will meet on January 18, 2024 to discuss Gannett Fleming’s data collection as a result of the open house public meeting and digital survey taken by Township residents. The Comprehensive Plan is still in the data collection phase. Future public meetings will be advertised and held in accordance with the MPC.

ADJOURN

MOTION: by Felicia Dell to adjourn the meeting.

SECOND: by Jennifer Smith-Funn

MOTION PASSED: 3-0

The meeting was adjourned at 7:29 p.m.