

MINUTES
WEST MANCHESTER TOWNSHIP
PLANNING COMMISSION
DATE: October 10, 2023

The meeting was called to order by David Beecher at 7:00 P.M. Members present: David Beecher, Patrick Hein, Fred Walters and Jennifer Smith-Funn Others present: Rachelle Sampere, Township Zoning Officer, Member Absent: Richard Gordon; Rainer Niederoest, Dawood Engineers attendance was not required.

Tonight's Planning Commission meeting was held in person and broadcasted live over Zoom for viewing purposes only. The Zoom link was posted on the West Manchester Township website under "Latest and Breaking News". Questions and comments were not taken over the Zoom forum.

APPROVAL OF MINUTES

MOTION: by Fred Walters to approve the September 12, 2023, meeting minutes.

SECOND: by Jennifer Smith-Funn

MOTION PASSED: 3-0 (Patrick Hein arrived after the vote was called.)

ZONING HEARING BOARD CASES

ZHB 23-19 – Karl Welkner – requests a variance §150-47.B.3 to reduce the minimum required rear yard setback from 10 feet to a requested 3 feet **located at 2577 Broad Street** (Tax Map: 13; Parcel: 0088) in the R-2 Residential Zone.

Mr. Welkner presented the variance request explaining that he would like to reduce the minimum required rear yard setback from ten (10) feet to three (3) feet for his new accessory structure (shed). This would enable the shed to be constructed at the highest point of his property. Mr. Welkner explained to the Planning Commission members that he has owned the property for thirty (30) years. During his ownership of the property there have been new residential developments in the area that he believes attributes to the stormwater runoff affecting the majority of his property. Mr. Welkner showed the Planning Commission members pictures of various rain events that caused large pools of standing water on his property. He claims his property is the lowest point on Broad Street. Mr. Welkner explained that there is a twenty-foot-wide abandoned/unopened alley located to the rear of his property that also is affected by stormwater runoff from neighboring developments. Dr. Beecher asked if the new structure's proposed location is at risk of flooding due to the stormwater runoff. Mr. Welkner said that he has positioned the shed so that it would not be affected by the current stormwater runoff. Mr. Hein asked if he plans to access the accessory structure from the abandoned alley with vehicles. Mr. Welkner said that he would not use the abandoned alley for vehicular access. Dr. Beecher asked if Mr. Welkner was aware that a permit is required prior to construction. Mr. Welkner explained that he thought a permit was not required to expand the structure; however, he was later informed that a permit would have been required even for a building expansion.

MOTION: Patrick Hein to recommend the Zoning Hearing Board grant the variance requested subject to the following conditions:

1. Stormwater management for the increased impervious area (372 sq. ft.) is required.
2. An operation and maintenance agreement must be notarized and submitted to the Township prior to release of the zoning permit.

3. The maximum height of the accessory building may not exceed 20 feet in accordance with §150-48.B
4. The accessory structure may not be used as a dwelling unit or for any commercial activity.

SECOND: Jennifer Smith-Funn

MOTION PASSED: Unanimously (4-0)

NEW BUSINESS

There was no new business discussed at tonight's meeting.

DISCUSSION

Ms. Michelle Brummer of Gannett Fleming presented a draft of the SWOT analysis as part of the Comprehensive Plan update. The Planning Commission members requested time to review the data and provide feedback/questions and meet in a few weeks as part of a work session to go over their comments. Zoning Officer Sampere and Ms. Brummer will work together to schedule a work session in the next few weeks.

ADJOURN

MOTION: by Patrick Hein to adjourn the meeting.

SECOND: by Jennifer Smith-Funn

MOTION PASSED: Unanimously (4-0)

The meeting was adjourned at 8:17 p.m.