

MINUTES  
WEST MANCHESTER TOWNSHIP  
PLANNING COMMISSION  
DATE: October 8, 2019

The meeting was called to order by Richard Gordon at 7:00 P.M. Members present: Fred Walters, Ronald Ruman, and Patrick Hein. Others present: Rachelle Sampere, Township Zoning Officer and John Mizerak, MPA Director of Planning from Dawood Engineers; Members Absent: David Beecher

**APPROVAL OF MINUTES**

MOTION: by Fred Walters to approve the September 10, 2019 meeting minutes.

SECOND: by Patrick Hein

MOTION PASSED: 4-0

**ZONING HEARING BOARD CASES**

**ZHB Case 19-22 – Barbara Perez of Kimley Horn for Target Coporation** requests a Variance of Section 150-283.B Chart of Permitted Permanent Signs P-5 On-Site Directional Signs located at 2251 York Crossing Drive (Tax Map: JH; Parcel: 0056N) in the Regional Commercial (RC) Zone

Mr. Todd Magiera of Kimley Horn presented the variance request to the Planning Commission members on behalf of Ms. Perez and Target. Mr. Magiera explained that the “beacon” wayfinding sign is a part of a national app-based drive-up program for Target. The same sign has been installed at approximately 1,500 stores nationwide which enables customers to purchase items through the Target app and then arrive at the store to have their purchases delivered to their vehicles by a store employee. The sign is approximately twelve feet (12’) high with a solar panel approximately one and a half feet (1.5’) above the sign. The sign is four-sided. The vehicle logo on the sign is forty-eight (48) square inches on each side. The “drive up” lettering on the sign is approximately three (3) feet by six (6) inches on each side. The overall size of the sign is approximately 7.33 square feet. The Zoning Ordinance allows two (2) per street frontage for on-site directional signs, however they must be located at a frontage used as access to the property. The maximum area allowed by the Zoning Ordinance is two (2) square feet and the maximum height allowed is six (6) feet. Mr. Magiera stated that the height of twelve (12) feet for the sign is required to be visible to vehicles approaching the area for grocery pick-up. The sign will only be lit during business hours, approximately from 4:00 p.m. until 11:00 p.m. The light from the sign is not visible from neighboring properties.

MOTION: by Patrick Hein

SECOND: by Ronald Ruman

MOTION PASSED: 4-0 (Unanimously)

**ZHB Case 19-23 – Shawn Chronister for Greg Whitecomb** requests a Variance of Section 150-283.B Chart of Permitted Permanent Signs P-8A Freestanding located at 2410 Roosevelt Avenue (Tax Map: JG; Parcel: 0005B) in the Open Space Residential-2 (OSR-2) Zone.

Mr. Shawn Chronister presented the variance request to the Planning Commission members on behalf of the property owner, Mr. Greg Whitecomb, who was also in attendance. Mr. Chronister explained that the variance request was to replace the existing twenty (20) square foot

freestanding sign with a thirty-seven and a half (37.5) square foot freestanding digital message sign approximately forty (40) feet from the property line along Roosevelt Avenue and approximately eighty (80) feet from the property line along Church Road. Mr. Chronister explained that the property is situated in the OSR-2 Zone. If the property was situated in one of the Township's commercial zones, a fifty (50) square foot sign would be permitted. The variance request for this size sign is less than commercial properties. The property has been owned by Mr. Whitecomb for twenty-two (22) years. Mr. Chronister explained that the location of the proposed sign would be located slightly more to the right (toward Roosevelt Avenue) of the existing sign that will be removed to gain better sign to the traveling public on Roosevelt and Church Road. The existing sign is difficult to see in its current location due to the traffic light poles and telephone poles. The proposed location of the sign will not interfere with any clear sight triangles.

MOTION: by Ronald Ruman

SECOND: by Patrick Hein

MOTION PASSED: 3-0 (1 Abstain – Walters)

### **NEW BUSINESS**

**T-850 Revised Final Subdivision Plan for Dean J. Lauer** located at 24 South Oxford Street and 26 South Oxford Street for Action.

Mr. Mike White of D. A. Hoffman Land Surveying presented the final subdivision plan. Mr. White explained that this plan was to convey a six hundred twenty (620) square foot area to the rear of the property at 26 South Oxford Street from the property located at 24 South Oxford Street. The area was part of an unopened alley previously acquired by the owners of 24 South Oxford Street which was recorded on a final subdivision plan in book MM page 650 on December 8, 1993. The plan being reviewed at tonight's meeting also proposes an easement from Mason Alley through the rear of the property located 24 South Oxford Street for the owners of 26 South Oxford Street to access the garage at the rear of their property. The existing properties are non-conforming in width. The existing garages and front porches are nonconforming to the required setbacks. The existing use of the buildings are pre-existing nonconformities because semi-detached dwellings are not a permitted use in the R-5 zoning district and were constructed prior to March 31, 1987, the date of the Zoning Ordinance. The non-conformities are listed on the plan. No new construction is proposed with this subdivision plan. No new sewer connections are proposed with this plan.

MOTION: by Ronald Ruman to recommend the Board of Supervisors approve the final subdivision plan subject to the following outstanding comments being addressed prior to recording the plan:

1. Show all building setback lines for the two lots on the plan. (§150-71.D)
2. The seal, and dated signature of the registered surveyor and/or engineer responsible for the plan, indicating that the survey and/or plan is correct must be provided on the plan. (§121-14.B.3)
3. Identify and label the owner of the property directly south and adjacent to Lot 2 and west of and adjacent to the property owned by QSC Associates LLC. (§121-14.C.2)
4. Provide documentation for the proposed and executed easement. (§121-14.D.6)
5. The waiver statement on the plan must be revised prior to recording the plan to acknowledge the outcome of the requested waivers. (§121-14.D.14)

6. Approval from DEP that the non-building waiver has been approved. (§121-15.F.3) Please submit a non-building waiver with the applicable owner signatures to West Manchester Township.
7. §121-23.C Improvements to existing streets. There is a "W" written in the check box and the waiver is listed on the plan; however, the waiver application has not been submitted to West Manchester Township. Please submit the waiver application.
8. The signatures and seals of the individuals responsible for the plan shall be affixed to the plan prior to approval by the Board of Supervisors (§121-15.F)
9. The notarized signature of the owner(s) shall be affixed to the plan prior to approval by the Board of Supervisors (§121-15.F.4)
10. New legal descriptions for both of the newly configured lots should be recorded with the plan so that the County Tax Maps are updated.
11. All administrative items shall be addressed prior to plan recording (payment of all invoices, etc.)
12. All final plans, as recorded, shall be submitted in electronic format (i.e. PDF)

SECOND: by Fred Walters

MOTION PASSED: 4-0 (Unanimously)

MOTION: by Patrick Hein to recommend the Board of Supervisors grant the following waivers as listed on the final subdivision plan:

- W1. Existing contours to be shown at a minimum vertical interval of two (2) feet. (§121-14.C.1 & §121-15.C)
- W2. Existing features within 200 feet of the subject tract shall be shown on the plan. (§121-14.C.3 & 121-15.C)
- W3. Improvements to the existing street. (§121-23.C)

SECOND: by Fred Walters

MOTION PASSED: 4-0 (Unanimously)

### **DISCUSSION**

The Planning Commission members discussed the necessity to update the Zoning Ordinance to address repeated variance requests.

The meeting adjourned at 7:30 p.m.