

MINUTES
WEST MANCHESTER TOWNSHIP
PLANNING COMMISSION
DATE: November 12, 2019

The meeting was called to order by Richard Gordon at 7:00 P.M. Members present: Patrick Hein, Ronald Ruman, and David Beecher. Others present: Rachelle Sampere, Township Zoning Officer and Scott Longstreth, PE from Dawood Engineers

Members Absent: Fred Walters

APPROVAL OF MINUTES

MOTION: by Ronald Ruman to approve the October 8, 2019 meeting minutes.

SECOND: by Patrick Hein

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

ZONING HEARING BOARD CASES

ZHB Case 19-24 – Barry Mease for Dennis and Linda Boring requests a Special Exception to substitute one nonconforming use with another nonconforming use per Section 150-290 and Section 150-302.D located at 2415 West Market Street (Tax Map: 05; Parcel: 0070) in the Local Commercial (LC) Zone.

Mr. Barry Mease presented the special exception request. Mr. Mease explained that the property located at 2415 West Market Street is owned by Dennis and Linda Boring. The property is currently listed for sale. Mr. Mease has a contract to purchase the property. Mr. Mease submitted a letter from the property owners giving him permission to request a special exception for their property prior to his taking ownership. Mr. Mease explained there are currently three (3) uses on the lot which have been there for many years. Having three (3) uses on the lot is a pre-existing nonconformity. In the local commercial zone, each lot shall be used for one (1) principal use, except that one (1) dwelling unit in conjunction with another permitted use shall be allowed if it is contained within the same building. Each current use is located in separate buildings on the lot. The current uses are a used car lot with associated office buildings, a single family detached dwelling with a detached residential garage, and an inspection station in a separate garage. The used car lot and inspection station are nonconforming uses, as they are not permitted uses listed in the current Zoning Ordinance for the Local Commercial Zone. Mr. Mease desires to keep the used car lot with associated office buildings and the single family detached dwelling with the associated detached residential garage the same. He would like to substitute a construction contractor's office with the current automobile inspection station. Mr. Mease explained that he is a general contractor. There would be three (3) employees working in the office, including himself. Very few customers will come to the office because Mr. Mease meets his clients on the project site. Mr. Mease opined that there will be less traffic and less on-street parking issues. No large construction vehicles will be kept on the site. All construction materials will be kept inside the office building. Zoning Officer Sampere explained that outdoor storage is not permitted in the Local Commercial Zone per §150-291 of the Zoning Ordinance.

MOTION: by David Beecher to recommend the Zoning Hearing Board approves the special exception request, as presented.

SECOND: by Patrick Hein

MOTION PASSED: 4-0

NEW BUSINESS

T-851 Preliminary/Final Land Development Plan for Lot 4 – Proposed Retail Development for West Manchester Town Center located at 715 Town Center Drive.

Mr. Scott DeBell of Site Design Concepts presented the land development plan. Mr. DeBell explained that Lot 4, located at 715 Town Center Drive, is being developed as part of a shopping center. There will be two (2) buildings with associated parking and access drives on the property. The proposed larger building will be comprised of restaurant and retail uses. The proposed smaller building is proposed to be a tire store and automotive repair facility. Automobile parts stores and automobile service and repair facilities are not permitted in the Regional Commercial Zone unless they are accessory to a department or variety store per §150-135.H of the Zoning Ordinance. The property owner will need to obtain a variance for the use before the land development plan can be recorded, as submitted. The property is approximately 3.7 acres. The property is situated between Carlisle Road and York Crossing Drive. There is an approved Penn DOT highway occupancy permit to establish a right turn only lane on Carlisle Road to Haviland Road. There will be two (2) access drives off of Haviland Road into the property at 715 Town Center Drive. The planning commission members discussed their concern regarding the new traffic pattern and their concern for traffic leaving 715 Town Center Drive turning north onto Haviland Road. The traffic leaving the property will have to stop at the intersection of Haviland Road and Brougher Lane. Turning left onto Brougher Lane may be difficult for drivers, as they will have to cross over one (1) lane of traffic coming into the mall and two (2) lanes of traffic that are leaving the mall on Brougher Lane. Scott Longstreth, Township Engineer from Dawood, asked Scott DeBell to provide a copy of the traffic study for the mall. This situation may have been addressed when the mall was redeveloped a few years ago. The Planning Commission members suggested installing a “No Left Turn” sign at Haviland Road at Brougher Lane. After a lengthy discussion, the Planning Commission members suggested tabling the plan until a use variance is obtained for the automobile parts store and the traffic study is provided to the Township Engineer.

MOTION: by Richard Gordon to table the plan until the December 10, 2019 meeting.

SECOND: by Ronald Ruman

MOTION PASSED: 4-0

DISCUSSION

The Planning Commission members discussed the necessity of updating the current Zoning Ordinance to include current zoning trends with the Zoning Officer.

Meeting adjourned at 8:05 p.m.