

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

The meeting was called to order by Richard Gordon at 7:00 P.M. Members present: Patrick Hein and Ronald Ruman. Others present: Rachelle Sampere, Township Zoning Officer

**APPROVAL OF MINUTES**

MOTION: by Patrick Hein to approve the October 9, 2018 meeting minutes.

SECONDED by: Ronald Ruman

MOTION PASSED: 3-0 (Stare & Walters – Absent)

**ZONING HEARING BOARD CASES**

**ZHB Case 18-17 Michael B. Klunk** for 1805 Loucks Center, LP (Tory Burkey) requests a Variance of Section 150-170 Permitted Uses to allow a Personal Service Business (Personal Trainer) located at 1805 Loucks Road (Tax Map: 29; Parcel: 0138A) in the Light Industrial (I-2) zone.

Mr. Michael Klunk presented the variance request to the Planning Commission members. Mr. Klunk explained that he was requesting this variance because this location was the only building he was able to find in West Manchester Township that could accommodate his Personal Trainer business with an open floor plan and a high ceiling. His only other option would be to relocate to another municipality. The tenant space he is interested in, 1805 Loucks Road Suite 100-B, best meets the size needed to effectively run his business. The applicant explained that his business would be complimentary to a few of the other tenants in the existing building, specifically the physical therapy and massage therapy tenants. Mr. Ruman said that he felt that this is a similar use to physical therapy. Mr. Klunk explained that personal trainers help prevent injury, physical therapists assist in recovery from injury, but both uses are considered part of allied healthcare. Mr. Hein asked if there would be enough parking to accommodate this business in addition to the existing businesses at this location. Mr. Klunk stated that his business would be “by appointment only” and that there would be approximately three (3) to four (4) people in the space at a time. Ms. Sampere stated that there have been no complaints regarding parking by residents, tenants or patrons regarding the property at 1805 Loucks Road.

MOTION: by Patrick Hein to recommend the Zoning Hearing Board approve the variance request, as presented.

SECOND: by Ronald Ruman

MOTION PASSED: 3-0 (Stare & Walters – Absent)

**NEW BUSINESS**

There were no new subdivision/land development plans submitted for review this month.

MOTION: by Ronald Ruman to adjourn the meeting since there was no new business to review.

SECOND: by Patrick Hein

MOTION PASSED: 3-0 (Stare & Walters – Absent)

Meeting adjourned at 7:14 p.m.