

MINUTES
WEST MANCHESTER TOWNSHIP
PLANNING COMMISSION
DATE: December 10, 2019

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

Member Absent: Ronald Ruman

APPROVAL OF MINUTES

MOTION: by David Beecher to approve the November 11, 2019 meeting minutes.

SECOND: by Patrick Hein

MOTION PASSED: 4-0

ZONING HEARING BOARD CASES

ZHB Case 19-25 – ChrisCam, L.P. requests a Special Exception to substitute one nonconforming use with another nonconforming use per Section 150-290 and Section 150-302.D located at 3108 West Market Street (Tax Map: 20; Parcel: 0114) in the R-3 Residential Zone.

Attorney Mieke Driscoll presented the special exception application on behalf of the property owner along with David Brogan on behalf of the proposed tenant. Attorney Driscoll explained to the Planning Commission members that this is the fourth special exception that has come before the members for this property. The property located in the R-3 zoning district, however it has been used for commercial uses since it was built in the 1960s. In the past, the building was entirely used for a repair shop. It has also been used for commercial offices, an auto parts store and an insurance office. Currently, Fisher Auto Parts occupies a portion of the building. There are four tenant spaces. The owner would like to find tenants to occupy each space. The applicant is desirous of allowing a martial arts studio, Brazilian Jiu Jitsu, to occupy one of the vacant tenant spaces. The hours of operation would be limited to evenings during the week and a few hours on Saturday and Sunday. The use would not interfere with the existing businesses on the lot, as their hours of operation are different. No changes to the outside appearance of the building are proposed. No additional lighting in the parking lot would be required. The Zoning Ordinance requires a special exception to change from one nonconforming use to another nonconforming use. Mr. Gordon suggested to Attorney Driscoll that her client may want to petition the Board of Supervisors to rezone the property to a commercial zone to avoid future special exception applications. Mr. Gordon asked if there would be a need to perform classes or demonstrations in the parking lot or would this be held entirely indoors. Mr. Brogan stated that all classes are held indoors.

MOTION: by David Beecher to recommend the Zoning Hearing Board approve the special exception request with the condition that no classes be held in the parking lot.

SECOND: by Fred Walters

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. *(Tabled at the November 12, 2019 Planning Commission meeting.)*

Ms. Sampere informed the Planning Commission members that she received an email from Scott DeBell of Site Design Concepts requesting that the plan be tabled until the January 14, 2020 Planning Commission meeting. The applicant submitted a time extension waiver to the Township on November 25, 2019.

MOTION: Fred Walters made a motion to table T-851 Preliminary/Final Land Development Plan for Lot 4 – Proposed Retail Development for West Manchester Town Center until the January 14, 2020 meeting.

SECOND: Patrick Hein

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 7:20 p.m.