

MINUTES  
WEST MANCHESTER TOWNSHIP  
PLANNING COMMISSION  
DATE: December 14, 2021

The meeting was called to order by Vice-Chairman David Beecher at 7:00 P.M. Members present: Fred Walters, Patrick Hein, and Richard Gordon. Others present: Zane Williams MS4 Coordinator & Zoning Assistant

**APPROVAL OF MINUTES**

MOTION: by Richard Gordon to approve the November 12, 2021, Planning Commission meeting minutes as submitted.

SECOND: by Patrick Hein

MOTION PASSED: Unanimously (4-0)

**ZONING HEARING CASE**

**ZHB #21-30 – Hay Street Properties, LP for West Manchester Professional Campus, LLC** – requests a special exception §150-171.D for a Truck Motor Freight Terminal (trailer storage); variance §150-353.A to not require access via an arterial road; variance §150-353.C the maximum area of the parcel designed for such use shall be limited to four acres in size (existing parcel 6.75 acres) located at Colony Road (Tax Map: JH; Parcel: 0056T) in the Light Industrial (I-2) zone.

MOTION by: Richard Gordon to recommend the Zoning Hearing Board approve the special exception and variances.

SECOND by: David Beecher

MOTION PASSED: Unanimously (4-0)

**NEW BUSINESS**

There were no plans submitted for review by the Planning Commission for this month's meeting.

**DISCUSSION**

Representatives for WAWA presented a conceptual plan for a WAWA convenience store with gas pumps to replace the Lyndon Diner. The Planning Commission's main concern with the project was traffic, and how it would affect Rt. 30 and Kenneth Rds. The Planning Commission was in favor of the plan if it could meet the Township Ordinances for items such as stormwater and setbacks. Planning Commission recommended them to proceed with filing for their variance for having gas pumps and to have a traffic study completed.

Fred Walters was concerned about motorists speeding on Poplars and Taxville Rds. and wondered if the Planning Commission could do anything to get the Police Department to better enforce the speed limits in this area? Planning Commission felt they didn't have the authority to address this issue.

MOTION: by Richard Gordon to adjourn the meeting.

SECOND: by Patrick Hein

MOTION PASSED: Unanimously (4-0)

Meeting adjourned at 7:52 p.m.