

MINUTES
WEST MANCHESTER TOWNSHIP
PLANNING COMMISSION
DATE: February 8, 2022

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

Tonight's Planning Commission meeting was held in person and broadcasted live over the West Manchester Township Parks & Recreation Facebook page.

APPROVAL OF MINUTES

MOTION: by Fred Walters to approve the January 11, 2022, meeting minutes as presented.

SECOND: by Sonia Wise

MOTION PASSED: Unanimously (5-0)

ZONING HEARING BOARD CASES

ZHB 22-02 Gilbert 20 Acre Trust – requests a special exception §150-289.A to replace an existing nonconforming use (residential accessory structure/storage building) with another nonconforming use (residential accessory structure/storage building) in the same location **located at 2490 West College Avenue** (Tax Map: HH; Parcel: 0023) in the Light Industrial (I-2) Zone.

Ms. Jan Lehman presented the request on behalf of Gilbert 20 Acre Trust. Ms. Lehman explained that the existing residential accessory structure/storage building is dilapidated and needs to be replaced. The nonconformity is the residential use on the Light Industrial zoned property. Ms. Lehman explained that the proposed residential storage building will be a metal storage building like the other buildings on the property, but it will be solely used for residential storage purposes for example, personal cars and pick-up trucks. Dr. Beecher asked if staff had any concerns with the application. Ms. Sampere stated that she had no concerns since the application indicated that the existing building would be replaced with a smaller building in the same location. There would be no additional stormwater runoff.

MOTION: by Richard Gordon to recommend the Zoning Hearing Board approve the special exception application and request as presented.

SECOND: by Patrick Hein

MOTION PASSED: Unanimously (5-0)

ZHB 22-03 Shiloh Village, LLC – requests a special exception §150-289 to alter/replace a damaged nonconforming freestanding sign (size) with the same size freestanding sign located at 2323 Carlisle Road (Tax Map: 11; Parcel: 0049) in the Local Commercial Zone.

Ms. Angela Klinedinst, on behalf of Shiloh Village, LLC presented the request. Ms. Klinedinst explained that the existing sign was approximately 80 square feet. The sign was damaged by a vehicle accident. The sign was removed for safety reasons. The applicant would like to reinstall a freestanding sign for the shopping center in the same location, increasing it to 95 square feet. The proposed sign would be approximately 16 inches higher than the existing sign. The sign detail provided with the application shows an overall height of nineteen feet six inches (19'6"). Mr. Hein asked if the proposed sign would accommodate all tenants in the shopping center. Ms. Klinedinst confirmed that the sign would be large enough to accommodate the tenants. The existing sign is a nonconforming sign due to its size. In the Local Commercial Zone, a freestanding sign cannot exceed

fifty (50) square feet. An existing nonconformity may be expanded up to twenty-five percent (25%) by special exception. The proposed increase is approximately fourteen and a half percent (14.5%).

MOTION: by Patrick Hein to recommend the Zoning Hearing Board approve the special exception application and request as presented.

SECOND: by Richard Gordon

MOTION PASSED: Unanimously (5-0)

ZHB 22-04 BLM Assets, Inc. – requests a variance of §150-140.A to reduce the required front yard setback for off-street parking from the required 25 feet; variance of §150-140.C to reduce the rear yard setback for buildings from the required 50 feet; variance of §150-301.A.2 to allow one (1) year from the issuance of written decision for the issuance of a building permit for the building **located at 715 Town Center Drive** (Tax Map: JH; Parcel: 0056U) in the Regional Commercial Zone.

Mr. Scott DeBell of Site Design Concepts presented the variance requests. Mr. Barry Mease of BLM Assets, Inc. was also in attendance. Mr. DeBell explained that BLM Assets, Inc. has a contract to purchase a portion of the property that will be subdivided in the future. The variances requested are similar to the variances that were previously approved by the Planning Commission and Zoning Hearing Board. Mr. DeBell explained that the existing lot is a 3.7-acre crescent-shaped parcel which creates a more narrow lot than a typical lot of this size. The request to reduce the front yard setback for parking from twenty-five (25') feet to thirteen and a half feet (13.5') and the request to reduce the rear yard setback for buildings from the required fifty (50') feet to twenty-four (24') feet. No adjoining properties would be affected by the setback reduction. The applicant also requested one (1) year from the date of written decision by the Zoning Hearing Board to obtain a building permit rather than the required six (6) month period. Dr. Beecher asked if staff had any concerns regarding the requested variances. Ms. Sampere stated that staff had no issues since the requested variances are similar to the variances approved to the eastern side of the parcel approximately two years ago.

MOTION: by Sonia Wise to recommend the Zoning Hearing Board approve the variances requested for §150-140.A and §150-140.C related to the setbacks as presented.

SECOND: by Richard Gordon

MOTION PASSED: Unanimously (5-0)

MOTION: by Sonia Wise to recommend the Zoning Hearing Board approve the variance request §150-301.A to allow the applicant one year from the date of written decision by the Zoning Hearing Board to obtain a building permit.

SECOND: by Fred Walters

MOTION PASSED: Unanimously (5-0)

NEW BUSINESS

There were no subdivision nor land development plans submitted for review at tonight's meeting.

DISCUSSION

There were no additional items for discussion at tonight's meeting.

MOTION: by Patrick Hein to adjourn the meeting.

SECOND: by Sonia Wise

MOTION PASSED: Unanimously (5-0)

Meeting adjourned at 7:25 p.m.