

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

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

APPROVAL OF MINUTES

MOTION: by Fred Walters to approve the February 12, 2019 meeting minutes.

SECOND: by Ronald Ruman

MOTION PASSED: 4-0 (1 Abstain – Beecher)

INTRODUCTION OF NEW PLANNING COMMISSION MEMBER

Ms. Sampere introduced Mr. David Beecher and welcomed him as the newest member of the West Manchester Township Planning Commission. Mr. Beecher was appointed by the Board of Supervisors on February 28, 2019 to fill the vacancy on the Planning Commission created by Mr. Stare's resignation.

ZONING HEARING BOARD CASES

There were no Zoning Hearing Board cases reviewed this month due to lack of applications being filed.

NEW BUSINESS

T-843 Final Subdivision Plan for Daniel G. & Eileen M. McGowan and Daniel Edward & Allison Marie Lehr located at 328 & 400 North Forrest Street

Mr. Lee Faircloth of Gordon L. Brown & Associates presented the final subdivision plan. Mr. Faircloth explained that the McGowans and the Lehrs acquired the fifty feet (50') wide unopened portion of West Orange Street between their properties through a quiet title. This plan shows lot 3, fifteen feet (15') wide by one hundred eighty-nine and seventy-three hundredths feet (189.73'), will be added onto the Lehrs' existing property located at 400 North Forrest Street. The plan also shows lot 2, thirty-five feet (35') wide by one hundred eighty-nine and seventy-three hundredths feet (189.73'), will be added onto the McGowans' existing property located at 328 North Forrest Street. Mr. Faircloth explained that no new sewer connections are being proposed with this subdivision. No improvements are being proposed with this plan. This subdivision will enable the properties owners to join the lots they acquired through quiet title to enlarge their existing properties. Mr. Faircloth stated that the property owners are requesting a waiver of the Subdivision and Land Development Ordinance section 121-14.C.3 & 4 and 121-15.C which requires all existing features within two hundred feet (200') of the subject properties to be shown on the plan.

MOTION: by Ronald Ruman to recommend the Board of Supervisors grant the waiver of the Subdivision and Land Development Ordinance §121-14.C.3 & 4 and §121-15.C.

SECOND: by Patrick Hein

MOTION PASSED: Unanimously (5-0)

MOTION: by Patrick Hein to recommend the Board of Supervisors approve T-843 Final Subdivision Plan for Daniel G. & Eileen M. McGowan and Daniel Edward & Allison Marie Lehr subject to the outstanding comments being addressed prior to recording the plan:

1. Building Setbacks: Please include the setbacks for accessory buildings or structures on the Notes & Site Data Table. (§150-56.B)
2. Maximum Building Height Permitted: Please include the maximum building height permitted for accessory buildings or structures on the Notes & Site Data Table. (§150-57.B)
3. Easements: Any easements must be shown on the plan. (§121-14.D.6) If there are no existing easements, please provide a statement explaining such.
4. Survey Data: Please add the word Ordinance after Land Development. (§121-14.G.2 Appendix No. 1)
5. Verification should be provided that the Planning Module for Land Development or non-building waiver was approved by the Sewage Enforcement Officer and/or the Pennsylvania Department of Environmental Protection. (§121-14.E.2 & 121-15.F.3)
6. The Owner's Address (Lehr) must be revised on the Title Sheet above their signature block. Please revise to **400 N. Forrest Street**.
7. The signatures and seals of the individuals responsible for the plan shall be affixed to the plan prior to approval by the Board of Supervisors (§121-15.F)
8. The notarized signature of the owner(s) shall be affixed to the plan prior to approval by the Board of Supervisors (§121-15.F.4)
9. All administrative items shall be addressed prior to plan recording (payment of all invoices, etc.)
10. All final plans, as recorded, shall be submitted in electronic format (i.e. PDF)
11. A new deed should be prepared for the newly configured lots and recorded with the plan so that the County Tax Map is changed.

SECOND: by David Beecher

MOTION PASSED: Unanimously (5-0)

Being that there was no additional business, the meeting adjourned at 7:10 p.m.