

MINUTES
WEST MANCHESTER TOWNSHIP
PLANNING COMMISSION
DATE: 4/9/2019

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

APPROVAL OF MINUTES

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

SECOND: by Patrick Hein

MOTION PASSED: Unanimously (5-0)

ZONING HEARING BOARD CASES

ZHB Case 19-05 – BAE Systems requests a Special Exception Section 150-369 to permit a Temporary Use (office trailers) located at 1100 Bairs Road (Tax Map: HG; Parcel: 0056A) in the I-3 General Industrial Zone

Mr. Mark Austin, BAE Systems Facility Manager, presented the special exception request. Mr. Austin explained that BAE would like to install a 2,000 square foot temporary office trailer on the site for approximately three (3) to four (4) years to house foreign nationals while BAE works on a project for them. A separate building is required for the foreign nationals because they are not allowed to see other projects at the BAE facility. Mr. Gordon asked if the foreign nationals would be living in the trailer on BAE's site. Mr. Austin explained that the temporary trailer would only be for office space. Mr. Ruman stated that three (3) or four (4) years wasn't temporary and asked if BAE is interested in keeping this structure on the site permanently. Mr. Austin explained that this building could become a permanent structure in the future. Mr. Ruman suggested that the applicant consider submitting a land development plan in order to allow the office trailer to remain on the property permanently, as the intent of the ordinance for temporary structures is a six-month time frame. Mr. Austin explained that is what BAE would like to do; but filed for the special exception request in order to begin the building permit process to place the temporary office trailer prior to submitting a land development plan.

MOTION: by Ron Ruman to recommend the Zoning Hearing Board approve the special exception request to place the temporary office trailer on the site for six (6) months and the applicant must submit a land development plan for the temporary use to continue beyond one (1) year.

SECOND: by Patrick Hein

MOTION PASSED: Unanimously (5-0)

ZHB Case 19-06, Church of the Open Door, 8 Carlisle Court requests a Special Exception to expand a pre-existing nonconformity (Section 150-289.A); a Variance to expand the nonconformity beyond the original lot (Section 150-289.A.1); a Variance to expand the nonconformity by more than 25% (Section 150-289.A.2) and a Variance to allow the impervious coverage to exceed 35% (Section 150-58) (Tax Map: 07; Parcel: 0041A) in a R-3 Residential Zone.

Mr. Douglas McCleaf, Church of the Open Door Facility Manager, presented the special exception and variance requests. Mr. McCleaf explained that the time limit expired on the previous Zoning Hearing Board approval. Mr. McCleaf stated that the property owner is seeking the same approvals as previously approved without any changes to the application.

MOTION: by David Beecher to recommend the Zoning Hearing Board approve the special exception and variances as requested, giving consideration to extending the approval for one (1) year to allow time for subdivision/land development approval and to acquire a building permit subject to the three (3) conditions previously imposed by the Zoning Hearing Board as follows:

- The lots must be consolidated through the Land Development process prior to constructing the parking lot.
- The maximum lot coverage once the lots are combined may not exceed 51%.
- Evergreens must be placed within the landscape strip between the lot currently known as 2210 Loucks Road (Tax Map: 07; Parcel: 0040) and the property located at 2220 Loucks Road (Tax Map: 07; Parcel: 0039) to provide screening from the parking lot.

SECOND: by Patrick Hein

MOTION PASSED: Unanimously (5-0)

NEW BUSINESS

There were no subdivision or land development plans submitted for review.

DISCUSSION

Mr. Ruman asked to address the Planning Commission members to discuss House Bill number 511 of Session 2019 with regards to asking the Board of Supervisors to send a letter to State Senator Kristin Philips-Hill to request her support for this bill in the senate. This bill passed the State House of Representatives on March 25, 2019. House Bill 511 amends the Second Class Township Code to allow municipalities to adopt a resolution instead of enacting an ordinance to enter into intergovernmental agreements. Mr. Ruman explained that this legislation would save municipalities time and money and promote cooperation between municipalities without requiring an ordinance to be passed each time municipalities would want to participate in a joint purchase or provide joint efforts to their residents.

MOTION: by Patrick Hein to request the Zoning Officer forward the letter of support to the Board of Supervisors from the Planning Commission in support of House Bill number 511 of Session 2019.

SECOND: by Ronald Ruman

MOTION PASSED: Unanimously (5-0)

Meeting adjourned at 7:21 p.m.