

MINUTES
WEST MANCHESTER TOWNSHIP
PLANNING COMMISSION
DATE: May 11, 2021

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

Tonight's Planning Commission meeting was not held at the Township Building due to the COVID-19 pandemic and the Governor's recommendations for large groups not to gather indoors; instead, the meeting was held via the "Zoom" application and broadcasted live over the West Manchester Township Parks & Recreation Facebook page.

APPROVAL OF MINUTES

MOTION: by Richard Gordon to approve the April 13, 2021 meeting minutes.

SECOND: by Fred Walters

MOTION PASSED: 4-0

ZONING HEARING BOARD CASES

ZHB Case #21-12 – Christina Peters – requests a variance of §150-229.A to reduce the setback for a 6' high fence on a non-address frontage of a double frontage lot from the required 10 feet setback to the requested 5 feet setback **located at 2230 Manor Road** (Tax Map: 10; Parcel: 0099) in the R-3 Residential Zone.

Ms. Christina Peters presented the variance request to the Planning Commission. Ms. Peters explained that there is currently a three (3) foot high chain link fence in their back yard located five (5) feet from Bank Lane that they would like to replace with a six (6) foot high privacy fence. The existing fence has been on the property since the 1960s. The zoning ordinance requires that a fence higher than three (3) feet must be setback at least ten (10) feet from the right-of-way on the non-address frontage. The property is situated at the corner of Manor Road and Bank Lane. Installing a privacy fence six (6) feet high along Bank Lane will prevent their large breed dogs from seeing the activity along Bank Lane. Ms. Peters also stated that they cannot meet the required ten (10) foot setback due to an existing water line near the shed. Placing the privacy fence five (5) feet from the property line along Bank Lane will keep their fence flush with the existing shed. Mr. Walters stated that after viewing the pictures enclosed in the applicant's variance application, the privacy fence will not prevent any sight issues when vehicles exit the fire department's parking lot since the fence will be constructed on the top of the Peters' embankment. Vehicles currently must pull out far enough to see past the existing embankment when exiting the fire department's parking lot.

MOTION: by Richard Gordon to recommend the Zoning Hearing Board approve the variance request as presented.

SECOND: by Fred Walters

MOTION PASSED: 4-0

NEW BUSINESS

There were no plans submitted for review at tonight's meeting.

DISCUSSION

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

MOTION: by Richard Gordon to adjourn the meeting.

SECOND: by Patrick Hein

MOTION PASSED: 4-0

Meeting adjourned at 7:21 p.m.