

MINUTES  
WEST MANCHESTER TOWNSHIP  
PLANNING COMMISSION  
DATE: May 9, 2023

The meeting was called to order by David Beecher at 7:00 P.M. Members present: David Beecher, Patrick Hein, Richard Gordon, 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 Zoom for viewing purposes only. The Zoom link was posted on the West Manchester Township website under "Latest and Breaking News". Questions and comments were not taken over the Zoom forum.

**APPROVAL OF MINUTES**

MOTION: by Fred Walters to approve the April 11, 2023, meeting minutes as presented.

SECOND: by Sonia Wise

MOTION PASSED: Unanimously (5-0)

**ZONING HEARING BOARD CASES**

**ZHB 23-11 - Lowe's (Delco Plaza)** – requests a variance of Section 150-262.D.2 to hold seasonal sales within a parking lot longer than the permitted 45 days **located at 1175 Carlisle Road** (Tax Map: JH; Parcel: 0055B) in the Regional Commercial Zone.

Mr. James Hughes, Lowe's employee, presented the variance request. Mr. Hughes stated that Lowe's utilizes a portion of the parking lot for outdoor sales of bagged goods: mulch, soil, sod and fertilizer. The customer pays for the items in the store or garden center then can drive through the site to have the items loaded into their vehicles. This is the same variance that has been requested and approved in three (3) year increments, previously. Mr. Hughes stated that the seasonal sales in the parking lot typically run from March 1<sup>st</sup> through October 1<sup>st</sup> during the peak gardening season. The seasonal sales are held in the parking lot directly across from the garden center as indicated on the site plan provided with the application.

Ms. Wise informed the Planning Commission members that she had previously worked for Lowe's during the Covid pandemic, but her employment there has since ended. She did not have any conflicts of interest in reviewing and/or participating in the discussion for this case.

**MOTION:** by Richard Gordon to recommend the Zoning Hearing Board grant the variance, as requested to allow the seasonal sales of mulch, soil, sod and fertilizer in the parking lot as indicated on the site plan beginning March 1 and ending October 1 for the years: 2023, 2024 and 2025.

**SECOND:** by Patrick Hein

**MOTION PASSED:** Unanimously (5-0)

**NEW BUSINESS**

**T-880 Sketch Subdivision Plan for Karen & Steve Washington** – depicting the potential subdivision of 2 parcels creating 9 new residential lots located at the corner of Taxville Road and Baker Road in the Rural Residential Zone.

Ms. Sampere informed the Planning Commission members that the applicant has withdrawn the sketch plan and intends to submit a preliminary/final subdivision plan for review in the near future. No action is

required on the sketch plan.

**DISCUSSION**

Ms. Sampere stated that the Board of Supervisors have selected Gannett Fleming to begin working on the Township's Comprehensive Plan. Gannett Fleming has submitted the contract for staff to review. Once the contract has been finalized, Staff will meet with the firm to prepare a timeline for the project. Ms. Sampere expects that we will begin the comp plan process in the next month or two. The Board and staff are anticipating working through the comp plan process for approximately 9 months. Planning Commission members should plan to attend the public meetings regularly to give input on the Comprehensive Plan.

**ADJOURN**

MOTION: by Fred Walters to adjourn the meeting.

SECOND: by Richard Gordon

MOTION PASSED: Unanimously (5-0)

The meeting was adjourned at 7:10 p.m.