

MINUTES
WEST MANCHESTER TOWNSHIP
PLANNING COMMISSION
DATE: July 11, 2023

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

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.

Zoning Officer Sampere informed the Planning Commission members that Sonia Wise has resigned her position on the Planning Commission since she no longer resides in West Manchester Township. The Board of Supervisors will begin reviewing applications to appoint a candidate to the Planning Commission.

APPROVAL OF MINUTES

MOTION: by Richard Gordon to approve the June 13, 2023, meeting minutes as presented.

SECOND: by David Beecher

MOTION PASSED: 2-0 (Abstain: Walters)

ZONING HEARING BOARD CASES

ZHB 23-13 – Mark & Stacey Jones – request a variance §150-228.6.D.1 to reduce the required minimum 10-foot side yard setback and minimum 5-foot rear yard setback for an accessory structure (shed) to a requested 0-foot setback from the side and rear property lines **located at 1399 Greenmeadow Drive** (Tax Map: 51-000-46; Parcel: 0128) in the Open Space Residential-1 Zone.

Since no one appeared to present the variance application at tonight's meeting, the Planning Commission members did not discuss the application nor make a recommendation to the Zoning Hearing Board.

NEW BUSINESS

T-880 – Preliminary/Final Land Development Plan for Stoltzfus – W. Market Street to depict the proposed development of a 4,800 square foot commercial building on a Lot 1, associated parking facilities, stormwater facilities and a shared limited access drive between Lot 1 and Lot 2 **located along the 4300 block of West Market Street** in the Local Commercial Zone.

Zoning Officer Sampere informed the Planning Commission members that the applicant's engineer sent an email requesting to table this plan until the August 8, 2023, Planning Commission meeting to address comments received at the in-house staff review.

DISCUSSION

Staff met with Gannett Fleming for the comp plan "kick-off" meeting with the steering committee on June 14, 2023. Gannett Fleming has been working with Zoning Officer Sampere to obtain a list of stakeholders

identified by the Steering Committee so they may begin collecting data from them and gain their perspectives on present conditions in West Manchester Township. Gannett Fleming and Zoning Officer Sampere are working to schedule the next steering committee meeting at the end of July or beginning of August. David Beecher stated that he would share any information discussed at the steering committee with the Planning Commission members.

ADJOURN

MOTION: by Fred Walters to adjourn the meeting.

SECOND: by Richard Gordon

MOTION PASSED: Unanimously (3-0)

The meeting was adjourned at 7:12 p.m.