

MINUTES
WEST MANCHESTER TOWNSHIP
PLANNING COMMISSION
DATE: August 11, 2020

The meeting was called to order by Ronald Ruman at 7:00 P.M. Members present:, Richard Gordon, Fred Walters and David Beecher; Others present: Rachelle Sampere, Township Zoning Officer and Thomas Godfrey, PE from Dawood Engineers (via Zoom)

Member Absent: Patrick Hein

Tonight's Planning Commission meeting was not held at the Township Building due to the COVID-19 pandemic and the Pennsylvania Governor's orders for groups larger than twenty-five (25) to not congregate; 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 July 14, 2020 meeting minutes.

SECOND: by Fred Walters

MOTION PASSED: 3-0 (1 Abstain – Beecher)

ZONING HEARING BOARD CASES

ZHB 20-11 Steven & Jackie Roberts request a variance to allow an accessory structure (inground pool w/ concrete decking) in the front yard area of a lot with 2 road frontages (Section 150-56.B.1) and a variance to reduce the side yard setback from the required 10' to 7' (Section 150-229.B) **located at 1690 Hempfield Drive** (Tax Map: 28; Parcel: 0142) in the R-3 Residential Zone.

Mr. and Mrs. Roberts presented the variance request. The owners stated that their property is located at the corner of Hempfield Drive and Olde Field Drive. The original builder situated the house on a diagonal further back on the property reducing what can be used as a rear yard area. They utilize the front yard area along Olde Field Drive to the west of their driveway as a side/back yard area. The property owners presented two (2) options to the Planning Commission members in which they depict an inground pool in the front yard area to the west of the driveway along Olde Field Drive. Option 1 indicated the inground pool would be located perpendicular to Olde Field Drive. The pool's edge would be located seven (7) feet from the side property line. Option 2 indicated the pool would be parallel to Olde Field Drive located inside the existing six (6) foot high fence. The edge of the pool would be located ten (10) feet from the side property line and seven (7) feet from the fence along Olde Field Drive. Mr. Gordon asked which option the property owners preferred. Mr. Roberts indicated that they are agreeable to either option. Mr. Gordon suggested that option 2 would be preferred by the Planning Commission members because it only requires one variance. Mr. and Mrs. Roberts agreed that option 2 is what they are willing to pursue. Dr. Beecher stated that this property could actually be considered as one large front yard area since it is a corner lot. He asked the property owners to clarify that the proposed pool would be located to the west of the existing driveway along the Olde Field Drive front yard area. Ms. Sampere announced two (2) phone numbers for interested parties viewing the meeting over Facebook to call in and participate in the meeting. No one called in to ask questions or offer comments.

MOTION: by David Beecher to recommend the Zoning Hearing Board approve the variance

requested as depicted in option 2 located to the west of the existing driveway along Olde Field Drive with a required setback of ten (10) feet from the side/rear property line.

SECOND: by Fred Walters

MOTION PASSED: Unanimously (4-0)

ZHB 20-12 Kinsley Properties for Penntown Properties requests a variance to permit a loading area on the east side of the proposed building facing the adjoining street (Section 150-197) **located at 400 South Salem Church Road** (Tax Map: IG; Parcel: 0043B) in the I-3 General Industrial Zone.

Attorney Jeffrey Lobach of Barley Snyder presented the request. Also in attendance on the Zoom meeting were Dan Creep of Warehaus Engineers and Mike Jeffers of Kinsley Properties. Attorney Lobach explained that this property is located at 400 South Salem Church Road consisting of 26.2 acres. The property is bound by the railroad to the south and South Salem Church Road to the east. The developer is proposing a 220,000 square foot warehouse with future 100,000 warehouse addition. There will be off-street loading on the south side facing the railroad. Due to the size of the proposed warehouse, the developer is proposing off-street loading on the east side of the property facing South Salem Church Road. Attorney Lobach's presentation noted that the Zoning Ordinance contradicts itself. Section 150-193.A refers to the minimum front yard setback for loading areas shall be thirty-five (35) feet. Section 150-197 states: "...No off-street loading area shall be permitted on any side of a building facing adjoining lands within a residential zone nor any side of a building facing an adjoining street or private interior road." Attorney Lobach stated that a variance for a similar request for loading docks within a front yard area abutting a street was granted by the Zoning Hearing Board in 2011, but the property was not developed thus the variance approval expired. The parcel of land is unique in shape, it is bound by a street and a railroad. The hardship was determined in 2011 not to be self-created, nor detrimental to surrounding properties. The Zoning Hearing Board previously determined that the zoning relief was necessary. Ms. Sampere announced two (2) phone numbers for interested parties viewing the meeting over Facebook to call in and participate in the meeting. No one called in to ask questions or offer comments.

MOTION: by Richard Gordon to recommend the Zoning Hearing Board approve the variance request for off-street loading on the east side of the property facing the street frontage of South Salem Church Road.

SECOND: by David Beecher

MOTION PASSED: Unanimously (4-0)

ZHB 20-13 Westgate Manor Condominiums requests a variance to install 60 linear feet of 8' high fence in the front yard area of a double-frontage lot where the required maximum height of a fence is 6' (Section 150-229.A) located at 1758-1762 Baron Drive facing Kenneth Road in the R-4 Residential Zone.

Mr. Steve Kane of the Westgate Condo Association presented the request. Mr. Kane stated that there are currently seventeen (17) fence panels six (6) feet high along Kenneth Road behind the condos on Baron Drive. The fence was installed to alleviate the car lights shining onto the condos from vehicles travelling northwest on Kenneth Road due to the elevation of the road. The applicant believes replacing six (6) panels with eight (8) foot high fence and adding two (2) additional eight (8) foot high panels behind the properties 1758-1762 Baron Drive will alleviate the glare. Ms. Sampere announced two (2) phone numbers for interested parties viewing the meeting over Facebook to call in and participate in the meeting. No one called in to ask questions or offer comments.

MOTION: by David Beecher made a motion to recommend the Zoning Hearing Board approve the variance application to install sixty (60) linear feet of eight (8) foot high fence in the front yard area of a double frontage lot behind 1758-1762 Baron Drive.

SECOND: by Fred Walters

MOTION PASSED: Unanimously (4-0)

NEW BUSINESS

Rezoning Request from Laughner + Patel Developers LLC to rezone 2 parcels from the Open Space Residential-3 and R-3 Residential Zones to the R-4 Residential Zone and Professional Office Zone along Roosevelt Avenue and Westgate Drive (UPI #: 51000JH001300 and 51000340002)

Attorney Charles Courtney of McNees and Wallace presented the request. Mr. Mayur Patel of Laughner + Patel was also in attendance. Attorney Courtney stated that there are 2 parcels included in the rezoning application. The 47-acre parcel, owned by Laughner + Patel, is currently zoned OSR-3 and R-3 Residential. The request is to rezone the 47-acre parcel to Professional Office. The remaining 5-acre portion is owned by the Greens at Westgate Apartments. This 5-acre portion of the parcel is currently zoned OSR-3. The request is to rezone that portion to R-4 Residential to bring it into conformance with the current use of the lot, apartments. The remainder of the Westgate Apartments is currently zoned R-4 Residential. Attorney Courtney stated that the applicant's desire to rezone the 47-acre parcel to Professional Office is to be more compatible with the neighboring hospital property, as well as the medical offices across the street. Mr. Ruman asked if the applicant was still considering something similar to the Ronald McDonald house in the future. Attorney Courtney stated that the client is not considering that right now; however, the applicant would like to propose something with more synergy to the surrounding medical campuses. Mr. Ruman asked if there was a proposed text amendment with this application, as one was proposed at last month's meeting. Attorney Courtney responded that a text amendment was not necessary at this time since the applicant decided not to include the residential aspect as part of this application. Since the Planning Commission members recommended the applicant propose Professional Office for the rezoning classification, the text amendment was not necessary. Ms. Sampere announced two (2) phone numbers for interested parties viewing the meeting over Facebook to call in and participate in the meeting. No one called in to ask questions or offer comments.

MOTION: by Richard Gordon to recommend the Board of Supervisors grant the rezoning request as presented in the application.

SECOND: by Fred Walters

MOTION PASSED: Unanimously (4-0)

MOTION: by Richard Gordon to adjourn the meeting.

SECOND: by David Beecher

MOTION PASSED: Unanimously (4-0)

Meeting adjourned at 7:50 p.m.