

MINUTES
WEST MANCHESTER TOWNSHIP
PLANNING COMMISSION
DATE: August 13, 2019

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

APPROVAL OF MINUTES

MOTION: by Fred Walters to approve the July 9, 2019 meeting minutes.

SECOND: by Ronald Ruman

MOTION PASSED: Unanimously (3-0) (Absent – Hein and Beecher)

ZONING HEARING BOARD CASES

ZHB Case 19-19, Francesco & Vita Grippi, 2510 W. Market Street request a Variance to remove the permitted use from the property (Section 150-83.F) and a Variance to allow a second nonconforming use on a property (Section 150-289.A.8) in a Local Commercial (LC) zone.

Mr. John Luciani, First Capital Engineering, presented the application on behalf of Francesco and Vita Grippi who were in attendance. Mr. Luciani explained to the Planning Commission members that this application was heard by Planning Commission and Zoning Hearing Board in February 2018, however the property owners did not obtain a building permit within six (6) months of the approval; therefore, the variance expired on August 27, 2018. The property owners are ready to submit a building permit application but must first obtain a variance from the Zoning Hearing Board to remove the existing permitted commercial use from the property to replace it with an apartment which is non-conforming use. The building currently has seven (7) apartments and one (1) vacant commercial space. There will be no additional impervious surface. The permit would be for interior renovations only, no new impervious area is proposed. No additional parking is required.

MOTION: by Ronald Ruman to recommend the Zoning Hearing Board approve the variance requests, as presented.

SECOND: by Fred Walters

MOTION PASSED: Unanimously (3-0) (Absent – Hein and Beecher)

NEW BUSINESS

Rezoning Request from Benrus L. Stambaugh, II, Harry P. McKean, and the Eugene Finnegan Credit Shelter Trust to Rezone 3 parcels from Professional Office to Highway Commercial

Attorney Paul Minnich of Barley Snyder and Mr. Jeff Stough presented the request on behalf of the property owners. Mr. Harry McKean was also in attendance. Attorney Minnich explained that the request is to rezone three (3) parcels along West Market Street (US Route 30), Hadleigh Drive and Hanover Road (SR 0116). The parcel IDs are: 51-000-27-0304-00, 51-000-27-0302-00 and 51-000-HG-0007E-00. Parcel 304 is approximately 2.75 acres and is currently zoned Professional Office. Parcel 302 is approximately 1.55 acres and is currently zoned Professional Office and Highway Commercial. Parcel 0007E is approximately 23.53 acres and

is currently zoned Professional Office, Highway Commercial and R-2 Residential. The request is to rezone each property in its entirety to Highway Commercial. Mr. Ruman asked if there was a proposed use for the parcels. He mentioned that prior to the market crash in the early 2000s, the proposed use was a shopping center that included Giant grocery. Mr. Stough explained the use would be one of the permitted uses in the Highway Commercial zone, possibly a shopping center or another commercial use suitable to the area. Attorney Minnich explained the rezoning process to the Planning Commission members and informed them that the rezoning request is also being reviewed by the York County Planning Commission. The request will go before them next week. Attorney Minnich presented the Planning Commission members with a map depicting the current zoning districts on each subject property.

MOTION: by Ronald Ruman to recommend the Board of Supervisors grant the rezoning request, as presented.

SECOND: by Fred Walters

MOTION PASSED: Unanimously (3-0) (Absent – Hein and Beecher)

T-849 Final Subdivision for Parcel 65 & 48C for Norris Family Irrevocable Trust of 2012 located at 555 Hanover Road in West Manchester Township and Jackson Township for Review.

Mr. Clark Craumer, surveyor for the property owners, presented the subdivision plan for review. Mr. Craumer explained that the property is located in both West Manchester Township and Jackson Township. The property will be subdivided into three (3) parcels. Proposed Lot 1 will be approximately 76.621 acres in the Agricultural zone (WMT) and the R-3 Residential zone (JT). The majority of the parcel is located in West Manchester Township. This lot is improved and is not proposing any changes. Proposed Lot 2 will be 53.857 acres in the R-2 Residential zone in both West Manchester Township and Jackson Township. The majority of the parcel is located in Jackson Township. This land has been used for crops. There are no improvements on the proposed Lot 2. Proposed Lot 3 will be 23.708 acres in the R-2 Residential zone in both West Manchester Township and Jackson Township. The majority of the parcel is located in Jackson Township. This land has been used for crops. There are no improvements on the proposed Lot 3. Ms. Sampere asked Mr. Craumer if Jackson Township's Planning Commission had reviewed this subdivision plan. Mr. Craumer explained that the plan should be reviewed by Jackson Township later this month and York County Planning Commission is currently reviewing the plan. Ms. Sampere explained that she provided a copy of the staff's review comments from West Manchester Township and York County Planning Commission via U.S. mail since he was unable to attend the regularly scheduled in-house review. Since there were numerous outstanding comments requiring attention, the plan was reviewed at tonight's meeting, but no action was taken.

MOTION: by Ronald Ruman to table T-849 Final Subdivision for Parcel 65 & 48C for Norris Family Irrevocable Trust of 2012 until the September 10, 2019 Planning Commission meeting in order for the outstanding comments to be addressed and to allow each municipality's Planning Commissions time to review and comment on the plan.

SECOND: by Fred Walters

MOTION PASSED: Unanimously (3-0) (Absent – Hein and Beecher)

Ms. Sampere informed the Planning Commission members that the Township is interested in resuming the Zoning Ordinance re-write in 2020. Township staff met with a planner from Dawood Engineers to request he work on a proposal for assisting the Township in updating the Zoning Ordinance. Mr. Ruman asked if the Planning Commission members will be able to review the proposed amendments to the Zoning Ordinance to make recommendations and

revisions. The members expressed that there are various zoning trends that should be included in the updated Zoning Ordinance such as increased building height for principal structures in the commercial zones, Airbnb, wineries, microbreweries. Ms. Sampere explained that this is going to be a process in which the Township staff, Township Planning Commission members and the York County Planning Commission will have a role. Prior to the Board of Supervisors adopting a revised Zoning Ordinance, it must be properly advertised for public meetings.

Meeting adjourned at 7:55 p.m.