

MINUTES  
WEST MANCHESTER TOWNSHIP  
PLANNING COMMISSION  
DATE: September 10, 2019

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

**Approval of Minutes:**

MOTION: by Ronald Ruman to approve the August 13, 2019 meeting minutes.

SECOND: by Patrick Hein

MOTION PASSED: 4-0 (Walters absent)

**ZONING HEARING BOARD CASES**

**ZHB Case 19-20, Cam Zeigler** requests a Variance to exceed the maximum permitted height for an accessory structure (§150-57.B) located at 2285 Wilt Drive (Tax Map: 09; Parcel: 0074) in the R-3 Residential zone.

Mr. Cam Zeigler presented the variance request. Mr. Zeigler explained that he would like to construct a detached garage to house his camper. The height required for the clearance at the doors is 12 feet. The pitch of the roof he plans to design would make the height from grade to peak 17 feet 3 inches at the front of the building. Mr. Zeigler explained that his property slopes greatly from front to back. At the back of the garage, the maximum height from grade to peak would be 27 feet 3 inches. Mr. Ruman asked if the roof of the garage would be higher than the roof of the existing house. Mr. Zeigler explained that the detached garage would be at least 20 feet behind the existing dwelling and due to the grade of the land, the roof of the garage would not be higher than the roof of the dwelling. Mr. Gordon asked if staff had any comments regarding the request. Ms. Sampere stated that residential properties may only have one driveway connection per lot frontage, therefore a condition of approval should be that the existing driveway must be removed if a new driveway is proposed to access the proposed detached garage.

MOTION: by David Beecher to recommend the Zoning Hearing Board approves the variance with the condition that the existing driveway be removed.

SECOND: by Ronald Ruman

MOTION PASSED: 4-0

**ZHB Case 19-21, West York Boys Club** for Shiloh American Legion Post 791 requests a Variance of §150-289.A.2 to expand a pre-existing nonconforming use by more than 25% and a Variance of §150-228.5.E.2 to exceed the maximum allowable height of an accessory structure located at 1490 Poplars Road (Tax Map: JG; Parcel: 0003) in the Open Space Residential-1 Zone.

Mr. Tony Kipple of the West York Boys Club presented the request. Mr. Kipple explained that the West York Boys Club had been talking with the Township over the past few years to construct a building for storage and indoor baseball cages to support the baseball field currently on the American Legion property. There was a miscommunication and the West York Boys Club constructed the building without obtaining the proper building permit. It was discovered

that the building height is greater than allowed by ordinance. The building is 25 feet high from grade to peak. Mr. Kipple explained that this height is required to allow for a greater ceiling height to enable the West York Boys Club and the West York High School baseball teams to practice indoors. Ms. Sampere stated that the applicant was also requesting a variance to expand the existing nonconforming use by more than 25%. The American Legion and the ball field (park) are on the same property. Creating storage and expanding the ball field use for indoor practices is an expansion of the nonconformity. Mr. Ruman asked if adding this building will affect their maximum lot coverage. Ms. Sampere stated that the overall lot coverage is approximately 7% between the American Legion, the ball field and the new storage building with indoor batting cages.

MOTION: by Ronald Ruman to recommend the Zoning Hearing Board approve the variances requested with the condition that all required building permits are obtained.

SECOND: by David Beecher

MOTION PASSED: 4-0

### **NEW BUSINESS**

**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 Action.

Mr. Clark Craumer presented the final subdivision plan. Mr. Craumer explained that the existing parent tract is one large parcel where parcel 48C was previously joined to parcel 65 through a reverse subdivision, however a new deed was not recorded. The current subdivision plan shows that the overall property will be subdivided into 3 parcels, using Hanover Road and Darlington Road as natural dividing lines. Each parcel is partially located in West Manchester Township and Jackson Township. Lot 1 will be approximately 75 acres located in the Agricultural Zone of West Manchester Township and the R-3 Residential Zone of Jackson Township. Lot 2 will be approximately 53.857 acres and is located in the R-2 Residential Zone of West Manchester Township and Jackson Township. Lot 3 will be approximately 23.708 acres and is located in the R-2 Residential Zone of West Manchester Township and Jackson Township. Lot 1 is currently served by on-site septic and well. No sewer facilities are being proposed for lots 2 and 3. Public sewer and public water are available in Jackson Township. Mr. Craumer stated that this plan will be going to the Jackson Township Planning Commission next week for their review and recommendation for approval. Ms. Sampere explained to the Planning Commission members that she met with the Township Engineer earlier in the day to go over the remaining outstanding comments. The Township Engineer recommended that the plan should be tabled until all outstanding items are addressed. Dr. Beecher stated that the outstanding comments must be addressed prior to recording, but he saw no reason why the Planning Commission should table this plan for another month. The comments must be addressed prior to the plan being presented to the Board of Supervisors.

MOTION: by David Beecher recommends the Board of Supervisors approve the Final Subdivision Plan subject to the following outstanding comments being addressed prior to recording:

### **Zoning Ordinance**

1. §150-17 ***Please correct the statement in the site data table regarding the density.***  
For each 25 acres of contiguous land in single ownership as of the effective date of this

chapter, there may be only one lot sold or utilized for a single-family detached dwelling, provided that the minimum lot area shall be 20,000 square feet and maximum lot area shall not exceed one acre (43,560 square feet). Any subdivision or land development plan hereafter filed for a tract of land in the Agricultural Zone shall specify which lot or lots shall carry with them the right to erect or place thereon any unused quota of single-family detached dwellings as determined by the provisions of this section. Only 1 dwelling per 25 acres is permitted.

#### **Subdivision and Land Development Ordinance (SLDO):**

1. §121-14.B.11 Show the location and description of existing lot line markers and monuments along the perimeter of the existing tract. ***Please show the status of iron pins on the southern property line of parcel 48C along the metes and bounds S57.21 19'W and S55 57' 19"W respectively. Confirm the status of line markers for northeast and southeast corner of parcel 48C. Label and bold the existing well symbol on the site.***
2. §121-14.D.14 & §121-15.D The statement on the plan indicating any proposed waivers must be revised, prior to recordation of the plan, to acknowledge the outcome of the requested waivers.
3. §121-14.E.2 & §121-15.F.3 ***Verification should be provided that the Planning Module for Land Development or non-building waiver for lot 2 and lot 3 was approved by the Sewage Enforcement Officer and/or the Pennsylvania Department of Environmental Protection.***
4. §121-14.G Where the land included in the subject application has an electric or telephone transmission line, a gas pipeline or a petroleum or petroleum products transmission line located within the tract, the application shall be accompanied by a letter from the owner or lessee of such right-of-way stating any conditions on the use of the land and the minimum building setback and/or right-of-way lines. This requirement may also be satisfied by submitting a copy of the recorded agreement. ***Please label and provide a copy of the agreement for the GPU Energy easement that runs across the subject property.***
5. §121-14.D.5 The applicant has checked the box for public sewer and water, but no water and sewer lines are shown on the existing conditions plan. ***Number the manholes that are marked. Show water lines on the plan.***

#### **General Comments:**

1. The applicant should more clearly identify the existing properties being subdivided. ***Please provide an overall existing conditions plan for the existing property boundaries before the proposed subdivision.***
2. The signatures and seals of the individuals responsible for the plan shall be affixed to the plan prior to approval by the Board of Supervisors (§121-15.F)
3. The notarized signature of the owner(s) shall be affixed to the plan prior to approval by the Board of Supervisors (§121-15.F.4)
4. All administrative items shall be addressed prior to plan recording (payment of all invoices, etc.)
5. All final plans, as recorded, shall be submitted in electronic format (i.e. PDF)
6. A new deed should be prepared for the newly created lots and recorded with the plan so that the County Tax Map is changed.

7. As this plan involves two (2) municipalities and requires approval of each, the applicant must carefully coordinate the approval of the plan by the Jackson Township Board of Supervisors and the West Manchester Township Board of Supervisors and the plan must be recorded within 90 days of the date of each of the municipality's signatures.

**Waiver Requests:**

- W1. Existing features. §121-15.C. Which requires existing features within 200' of the property lines to be shown on the plan.

SECOND: by Patrick Hein  
MOTION PASSED: 4-0

**DISCUSSION**

**Discuss revisions to the Zoning Ordinance**

The Planning Commission members discussed with the Zoning Officer the need to update the Zoning Ordinance.

Meeting adjourned at 8:00 p.m.