

MINUTES  
WEST MANCHESTER TOWNSHIP  
PLANNING COMMISSION  
DATE: September 11, 2018

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

**Approval of Minutes:**

MOTION: by Ronald Ruman to approve the August 14, 2018 meeting minutes.

SECOND: by Fred Walters

MOTION PASSED: (4-0) (Hein – absent)

ZONING HEARING BOARD CASES

**ZHB Case 18-14 Dan Flaville, Forman Sign Co.** for Parliament York, LLC & Rise York requests a Variance to increase the maximum square footage allowed for a freestanding sign from 50 square feet to 72.5 square feet (Section 150-283 Chart of Permitted Signs P-8B) located at 4395 West Market Street (Tax Map: 14; Parcel: 0083) in the Local Commercial Zone.

Ms. Dana Acton, representative for Rise, presented the request. Ms. Acton explained that the applicant is seeking a variance to allow a larger sign directly above the existing digital sign. The applicant intends to utilize the existing digital sign. The proposed larger sign would allow the company to add their logo to the sign, keeping it uniform with the other Rise Dispensary facilities' signs throughout the Commonwealth of Pennsylvania. Mr. Gordon asked for staff's opinion regarding the request. Ms. Sampere stated that the applicant explained they would like to utilize the current digital sign and needed a larger sign to advertise their business name and logo. The current sign cabinet is large enough for the applicant's sign to say "DISPENSARY" but does not leave any room for the company's name nor logo. Mr. Ruman stated that he didn't feel the applicant proved a hardship or conveyed a need for a larger sign. Mr. Ruman also explained that the Zoning Ordinance is somewhat outdated and suggested that the sign ordinance needs to be amended and updated to allow for larger signs in various zones in the Township.

MOTION: by Mr. Stare to recommend the Zoning Hearing Board approves the variance request to increase the maximum square footage of a freestanding sign from 50 square feet to 72.5 square feet.

SECOND: by Mr. Ruman

MOTION PASSED: (4-0) (Hein – absent)

NEW BUSINESS

No subdivision and/or land development plans were submitted for review.

The Planning Commission members discussed the need for resuming the Zoning Ordinance updates that they had been working on with the previous Zoning Officer. Ms. Sampere stated that she has not received that directive from the Township Manager to date but understands their desire to continue working on updating the Zoning Ordinance. Ms. Sampere explained that

she has been working for the past ten months to get familiar with the Zoning Ordinance. She anticipates working with the Planning Commission members to move forward with rewriting the Zoning Ordinance in the future.

The meeting adjourned at 7:50 p.m.