

MINUTES
WEST MANCHESTER TOWNSHIP
PLANNING COMMISSION
DATE: September 13, 2022

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

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.

APPROVAL OF MINUTES

MOTION: by Fred Walters to approve the August 9, 2022, meeting minutes as presented.

SECOND: by Sonia Wise

MOTION PASSED: Unanimously (4-0)

ZONING HEARING BOARD CASES

ZHB 22-25 – Francis & Lori Gall – request a variance §150-57.B to exceed the maximum allowable height of an accessory structure by one foot from the allowable fifteen (15) feet to the requested sixteen (16) feet **located at 2080 Pearson Drive** (Tax Map: 23; Parcel: 26) in the R-3 Residential Zone.

Mr. Gall requested a variance to allow a sixteen-foot-tall accessory building rather than the required maximum height of fifteen feet for an accessory building. Ms. Sampere stated that during her meeting with the Galls, the property owners stated that after the property is graded, they may be able to meet the required fifteen (15) feet height maximum from grade to peak of the building, but due to their uncertainty they filed a variance application. An adjoining neighbor attended the meeting to voice her concern that the building was an "eye-sore". She questioned why she was told different stormwater requirements than what her neighbor was being made to install. Ms. Sampere informed her that there are many ways to manage stormwater and she would be happy to help her with her specific project during regular office hours. Ms. Sampere stated that the stormwater management installed for the Galls' project was sized appropriately and field-verified by the Township's Stormwater Inspector. Dr. Beecher explained to the residents in attendance that tonight's meeting was to discuss the Galls' variance request related to the height of their building.

MOTION: by Richard Gordon to recommend the Zoning Hearing Board grant the variance as presented.

SECOND: by Fred Walters

MOTION PASSED: Unanimously (4-0)

ZHB 22-26 – Marco & Rhonda Tornow – request a variance §150-229.A to erect a 48" high fence on the non-address frontage of a double frontage lot on the right-of-way line rather than the required ten-foot setback from the right-of-way **located at 1901 Leonard Street** (Tax Map: 02; Parcel: 0124) in the R-3 Residential Zone

Mrs. Tornow presented the variance request. She explained that in order to meet the requirements of

the Zoning Ordinance, she would lose approximately four hundred eighty (480) square feet of their yard. They are requesting to place the four-foot-high fence in the same location as their existing three-foot-high fence. Ms. Sampere stated that it was field-verified that the proposed four-foot-high fence was not located within the clear sight triangle of Leonard Street and North Diamond Street, nor is it located within the clear sight triangle of any driveway.

MOTION: by Sonia Wise to recommend the Zoning Hearing Board grant the variance as presented.

SECOND: by Richard Gordon

MOTION PASSED: Unanimously (4-0)

MOTION: by Fred Walters to adjourn the meeting.

SECOND: by Richard Gordon

MOTION PASSED: Unanimously (4-0)

The meeting adjourned at 7:20 p.m.