

MINUTES
WEST MANCHESTER TOWNSHIP
PLANNING COMMISSION
DATE: July 14, 2026

The meeting was called to order by Patrick Hein at 7:00 p.m.

ATTENDANCE

Planning Commission Members:

David Beecher, Chairman – Absent

Patrick Hein, Vice-Chairman – Present

Felicia Dell – Absent

Ryan Cummings, PE (Herbert, Rowland & Grubic) - Present

Staff:

Matthew Biehl – Present

Fred Walters – Present

Rachelle Sampere, Zoning Officer – Absent

Stephanie Badin, Stormwater Inspector/MS4 Coordinator – Present

Tonight's Planning Commission meeting was held in person. The meeting was broadcasted over Zoom for viewing purposes only.

APPROVAL OF MINUTES

MOTION: by Matthew Biehl to approve the June 9, 2026, Planning Commission meeting minutes.

SECOND: by Patrick Hein

MOTION PASSED: 2-0 with 1 abstention

ZONING HEARING BOARD CASES

ZHB CASE 26-07 Nate Lankford and Carrie Lankford

Patrick Hein introduced the case and explained the Planning Commissions role in Zoning Hearing Board case for the property at 1700 Ivy Pump Lane. The role of the planning commission is to provide recommendations for the Zoning Hearing Board to Consider. The Zoning Hearing Board will provide approval or denial based on their own decision and they are the ultimate approving body in this case. Nate and Carrie Lankford from 1700 Ivy Pump. Nate described the farm and the existing building as a 40 foot long by 32 feet wide building. The plan is to build a new pole barn on the existing location. The length will be the same, it will be approximately 8 feet wider. The existing building peak is 16 feet tall and the proposed building is approximately 23 feet tall. There are two other existing barns with heights of 25 feet and 42 feet. Pat asked if the trees on the property would provide screening for the new structure and the applicant stated yes, approximately 400 new trees were planted two years ago. The applicant discussed a time limit extension and a recommendation of 12 months was agreed to be acceptable.

MOTION: Recommend approval for variance for accessory building to exceed a height of 15 feet with a maximum of 24 feet.

SECOND: Fred Walters

MOTION PASSED: 3-0

ZHB CASE 26-08 GAIL (LOUCKS) WILDASIN

Patrick Hein introduced next case as it related to a fire that occurred at the Wildasin residence located at 870 Stoverstown Road. Gail was present with her husband and stated that they merely want to rebuild their home to the exact same size and foundation that currently exists. After a brief discussion on how the neighboring property was deemed a full tear down, the applicant explained that a third party engineer was hired to determine if the Wildasin property would be deemed a full tear down or could be repaired.

MOTION: Recommend approval for variance to restore existing nonconformity which was damaged by fire by

more than 75% of the market value as appraised for tax assessment purposes or for construction of the existing nonconformity if the third party engineer deems the property a full tear down.

SECOND: Fred Walters
MOTION PASSED: 3-0

The meeting adjourned at 7:29 pm.