

MINUTES
WEST MANCHESTER TOWNSHIP
PLANNING COMMISSION
DATE: March 8, 2016

The meeting was called to order by Patrick Hein at 7:00 P.M. Members present: Ron Stare. Others present: Monica Love, Township Zoning Officer.

There being no quorum, the approval of the January meeting minutes were tabled until the April meeting

ZONING HEARING BOARD CASES

16-02 W. J. Stricklers – applicant for Famous Hot Weiners at 2179 York Crossings Drive Heather Strickler and owner George Keriazes reviewed the Variance request to place a sign on the proposed storefront in excess of the 5 feet permitted by ordinance (33.13 s.f. requested). Heather noted that it appears the other tenants in the center have received variances.

Mr. Hein asked for any comments and noted the Township has granted several variances for this area. Mr. Hein and Mr. Stare agreed that the variance should be granted.

NEW BUSINESS

Mr. Hein acknowledged receipt of the notice from Kinsley Materials, Penroc Quarry, for the installation of air cleaning devices, per PA DEP Air Quality Permit requirements.

T-820 Final Land Development Plan, Clingan Electric Services, 2505 Lemon Street Laymon Mortorff from Gordon Brown & Associates and Thomas Clingan presented the planned Land Development. The triangular shaped lot has an existing residence, which has been converted to business offices and two garages, and proposes a 6,000 s.f. building in addition to access drives, parking and stormwater management. The lot allows no room for truck turn-around, therefore one ‘entrance only’ access is proposed. Trucks will travel around the rear of the proposed building to back into a dock, then pull out at the second ‘exit only’ access drive. Mr. Clingan has one on-site employee (other employees are off-site) in the new building, who fabricates electric control panels which then get installed on job sites. They expect 1 tractor-trailer every few days. Mr. Mortorff assured the Planning Commission that “Do Not Enter” signage would be installed on the exit drive. The three (3) waivers listed on the plan were discussed, along with the required distance between access drives, for which a waiver will need to be requested. Mr. Clingan’s plan is a briefing, no action required.

T-821 Final Land Development Plan, Normandie Ridge (Albright Care Services) 1700 Normandie Drive

Christopher Sheaffer from Larson Design group presented the Final plan for the 10 dwelling units (5 duplex buildings) on a currently vacant area of Normandie Ridge property. A new storage building with garage doors will provide individual storage units for the existing residents of Normandie Ridge. Additionally, Albright Way will be a private cul-de-sac access drive for the

dwelling units with sidewalk on one side of the road. A paved walkway will connect to the new storage building. Stormwater management is proposed

Mr. Hein reviewed the previously approved waivers, and the outstanding comments:

1. A 'fair share contribution' was agreed upon in May 2010 regarding traffic impacts and improvements. The proportional contribution for this portion of the development was agreed upon by the Board of Supervisors as \$4,500.00 and is a condition of the Final Plan.
2. All comments from the Township Engineer regarding §113 Stormwater Management Ordinance shall be addressed prior to unconditional approval by the Board of Supervisors.
3. Approval of the Erosion & Sediment Control Plans and NPDES Permit by the YCCD is required prior to recording of the plan.
4. All administrative items shall be addressed prior to unconditional plan approval (surety, Operation & Maintenance Agreement, Inspection Escrow, etc.).
5. The signatures and seals of the individuals responsible for the plan shall be affixed to the plan.
6. The notarized signature of the owner(s) shall be affixed to the plan prior to the Board of Supervisors' meeting.
7. All final plans as approved shall be submitted in electronic format (i.e. PDF)

Mr. Stare asked about the sizes of the duplex units. Mr. Shaeffer didn't have the exact size, but noted that they are larger than the existing cottages, and each unit will have its own single bay garage.

Having no quorum to make a motion, Mr. Hein and Mr. Stare agreed that the plan be recommended for approval by the Board of Supervisors, with the outstanding comments to be addressed.

Meeting adjourned at 7:25 pm