

MINUTES
WEST MANCHESTER TOWNSHIP
PLANNING COMMISSION
DATE: April 11, 2017

The meeting was called to order by Richard Gordon at 7:00 P.M. Members present: Ronald Ruman, and Patrick Hein. Others present: Monica Love, Township Zoning Officer and Craig Wilson P.E. Township Engineer from Dawood

Approval of Minutes:

MOTION: by Patrick Hein to approve the February 14, 2017 meeting minutes.

SECONDED by: Ron Ruman

MOTION PASSED: Unanimously (3-0)

ZONING HEARING BOARD CASES

17-04 1401 Kenneth Road, for Frontier Development – Variance of §150-112 Impervious coverage of 77.88% where 70% is permitted: Variance of §150-257.B.1 Interior Landscaping of 5.3% where 10% is required and Variance of §150-283 Permitted Permanent attached signs on a shopping center complex.

Joe Gurney from First Capital Engineering, along with Jim Leech from Frontier Development presented the Zoning Hearing Request. The property is the vacant Ruby Tuesday on Kenneth Road. The proposed redevelopment will put a 10,056 s.f. retail building on the space, redesign part of the parking lot, eliminate 1 of the 3 existing access drives, and provide 71 parking spaces (59 are required).

Several variances exist at this time, and the applicant is asking to continue three of them, in addition to a sign variance.

§150-112 existing coverage variance 03-20 was granted for 75% coverage, however the survey of the property showed the coverage at 78%. The developer requests to be permitted to continue the 78% coverage.

The second variance §150-257.B.1, is interior landscaping and corresponding shade tree requirement of 1 tree per 300 s.f. of required space. The 03-20 case permitted the interior greenspace to be 5.2% and the request is to permit that 5.3% interior greenspace with the number of shade trees based on that number.

Finally the new variance requested is for signage. §150-283 permits ¼ s.f. of sign per 1 lineal foot of building façade on all outside building walls. That would permit 35.5 s.f. along Route 30, and along the private road, the request is for 284 s.f. on each of those. The ends are permitted 18.75 s.f. on the Kenneth Road, and the La Quinta (east) sides, proposing 150 s.f. All tenants will have a pro-rated share of square footage on the Route 30 and private road sides, the end tenants would have the total signage on Kenneth Road and LaQuinta (east) sides of the building.

MOTION: by Patrick Hein to recommend approval of the variances by the Zoning Hearing Board

SECOND: by Ron Ruman

MOTION PASSED: Unanimously (3-0)

NEW BUSINESS

T-829 Final Land Development Plan, Frontier Development, 1401 Kenneth Road, shopping center Joe Gurney presented the Land Development Plan and noted the following four waivers are

requested:

§121-9.A Preliminary Plan

§121- 14(C)(3) & 121-15(C) Ex features w/in 200 feet of the property:

§121-25 Sidewalk & curbing: Developer is requesting no sidewalk to be installed along Route 30, Kenneth Road, and the private road. The curb waiver is specifically for the reveal height within the site, to permit a 6" high reveal, instead of 8" high.

§121-14.F.1 Traffic Impact Statement: An executive study has been submitted.

The seven outstanding comments were discussed, specifically the Variance case numbers were wrong on the cover sheet.

1. Please note the variances were granted with case **03-20** (not 06-20) and the 143 s.f. of freestanding signage permitted for case **80-10**. Additionally, the allowances permitted must be noted: i.e. 150-107.(c) 10 foot rear parking setback granted where 20 feet is required.
2. §121-14.E(2) & 121-15.F PADEP No Planning approval shall be required prior to recording of the plan.
3. All comments from the Township Engineer regarding §113 Stormwater Management Ordinance shall be addressed prior to recording of the plans.
4. All administrative items shall be addressed prior to plan recording (surety, Operation & Maintenance Agreement, invoices, etc.).
5. The signatures and seals of the individuals responsible for the plan shall be affixed to the plan prior to the Board of Supervisors' meeting.
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 recorded shall be submitted in electronic format (i.e. PDF)

MOTION: by Patrick Hein to approve the waivers requested

SECONDED by: Ron Ruman

MOTION PASSED: Unanimously (3-0)

MOTION: by Ron Ruman to approve the plan with the outstanding comments to be addressed.

SECONDED by: Patrick Hein

MOTION PASSED: Unanimously (3-0)

Tax Increment Financing (TIF) Revenue Bonds Amendment

Ron Lucas from Stevens and Lee presented the amendment to the resolution adopting the Tax Increment Finance bond for the West Manchester Town Center. This is a geographic amendment only, the revision is for the area included within the TIF only.

Exhibit A shows the existing boundaries of the TIF. The Macy's property was NOT included because it was not under the same ownership. The area is 95.094 Ac.

Exhibit B depicts the proposed revised boundary of the TIF. The Macy's/At Home area is still not included but with the reconfiguration of the lots created by the subdivision last year, Lot 6 (new lot created adjacent to the previous Macy's property, between the hotel, Loucks Road and Gander Mountain) is excluded. The school district specifically requested that lot not be included. The proposed amended TIF area is 89.696 acres.

There is a public hearing scheduled for the April 27th Board of Supervisors meeting, then the Ordinance will be considered at May 25, 2017 Board meeting.

There are no changes to the financial aspects of the TIF, nor the timeframe involved.

MOTION: by Ron Ruman to recommend that the Board of Supervisors approve the amendment to the resolution for the TIF.

SECONDED by: Patrick Hein

MOTION PASSED: Unanimously (3-0)

T- 828 Zarfoss Road Land Development Plan 413 Zarfoss Road, Trailer storage -

Jerry Stahlman, P.E. from Stahlman Engineering and Russ Wantz representing Roosevelt Holdings appeared to present the Land Development plan for briefing. Mr. Stahlman reminded the members that the property was before the Commission last year for a special exception to allow trailer storage on the property. There will be a chain link fence completely surrounding the area to ensure security. There are stone storage areas, but paved entrances to the public roadway. There will be a guard gate and security on site: the storage is proposed to be long-term, and there is not proposed to be significant movement on or off the lot.

Much of the property is within the 100 year flood plain and contains a large wetland area which will remain wooded. There are two separate trailer storage areas, due to the wetlands and floodplain. The plans are currently being reviewed by the York County Planning Commission.

The following waivers are being requested:

§121-25 - Installation of sidewalk and curb, requested to not install sidewalk along Zarfoss Road, and no curb except at the entrances to Zarfoss Road.

§121-14.F.1 Traffic Impact Study

§121-9 Preliminary Plan requirement

The trees shown on the plan are not proposed. Mr. Wantz is requesting that there be no trees required on the eastern property line. They will not be removing any more trees, but want no more to be required.

Craig Wilson noted that the current ordinance requires industrial streets to have sixty (60) feet wide right-of-way and thirty-six feet wide cartway. The expectation is that a waiver will be submitted.

No action was taken, further review will take place and the plan will be voted on at the May 9, 2017 meeting.

Zoning Ordinance re-write:

Monica Love discussed the existing permitted uses and uses allowed by special exception, proposed uses to be added to the Zoning Ordinance, and current issues with the Zoning Map.

Questions were asked on why there are so many zones.

Industrial Park (I-1) district and the need for land so designated was deliberated. The possibility of the industrial land along Roosevelt Avenue, possible Quarry zoned area to be rezoned was looked at.

Craig Wilson asked that we look at the requirements for impervious areas which may be outdated. In commercial and industrial areas, 70% impervious is not feasible, due to the regulations for stormwater areas.

Landscape business/landscape yard, winery, micro-brew pubs, gastro-pubs, distilleries, and the automobile fueling station including convenience store or minor automotive repair will need to have definitions, areas to be permitted, and regulations for them.

Meeting adjourned at 8:25pm