

MINUTES
WEST MANCHESTER TOWNSHIP
PLANNING COMMISSION
DATE: April 12, 2016

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

APPROVAL OF MINUTES

MOTION: by Fred Walters to approve the January 12, 2016 meeting minutes.

SECONDED by: Rich Gordon

MOTION PASSED: Unanimously (4-0)

MOTION: by Ron Stare to approve the March 8, 2016 meeting minutes.

SECONDED by: Fred Walters

MOTION PASSED: Unanimously (4-0)

ZONING HEARING BOARD CASES

16-03, At Home, 855 Town Center Drive/1800 Loucks Road, Variance of §150-283.B Permitted Permanent signs and to exceed the conditions of ZHB Case 15-07

Randy Appell from Architectural Graphics, Inc and Ryan Heindel from the West Manchester Town Center presented the members with an exhibit, noting that the only sign for which a variance is requested is on the wall facing east into the parking lot, and the reason for the 7' letter height is that it may be seen from across the parking lot. That side of the store will be the main entrance, and although there are other signs proposed, all others comply with the previous variance requirements.

MOTION: by Rich Gordon to recommend approval by the Zoning Hearing Board

SECOND: by Fred Walters

MOTION PASSED: Unanimously (4-0)

16-04, WalMart, 1000 Town Center Drive/1800 Loucks Road, Variance of §150-262, Seasonal Sales within a parking lot longer than the permitted 45 days. Dan Brewer, the co-manager at the store requested the variance to permit the outdoor sales all summer. They are asking for the variance to be granted annually, without need to re-file. This is the third year it has been requested from March 31 through July 31.

MOTION: by Rich Gordon, to recommend permanent approval of the request, provided that the store remain in compliance, if there are resident complaints about the appearance of the store it will go back to an annually requested variance.

SECOND: by Ron Stare

MOTION PASSED: Unanimously (4-0)

16-05, Mark Gerrick, 235 Margate Road, Special Exception of §150-9 -To permit an accessory structure on a lot without a primary structure. Mr. Gerrick owns both lots, and desires to put the storage building on the lot, without reverse subdivision. The new lot is along Darlington, and is at the side of his Margate Road. He purchased the entire property to correct an encroachment issue with his swimming pool and fence after a three (3) year legal battle. He is not proposing a driveway for the building at this time. It will house his cargo trailer.

There was an accessory building on the lot under the previous owner, and as the lot exists is insufficient to have an on-lot septic system for residential use.

MOTION: by Ron Stare to recommend approval

SECOND: by Rich Gordon

MOTION PASSED: Unanimously (4-0)

16-06, Enterprise, 1290 Roosevelt Avenue; Variance of §150-289.A(2) Expansion of a building on an existing non-conforming lot. Robert Coakley Operations manager for Enterprise presented the request for expansion of the building to add a wash-bay. To meet the setback requirements the wash-bay would have to be located in the middle of the parking lot. The proposed location will have the same setback as the existing building. The existing building had a variance to add a service bay in 1970, allowing the existing encroachment into the setback. The wash-bay is sized for the largest vehicle to fit within.

MOTION: by Fred Walters to recommend approval

SECOND: by Rich Gordon

MOTION PASSED: Unanimously (4-0)

16-07 Peter Margetas c/o Karystos, LLC, 1990 Carlisle Road, Variance of §150-89C and §150-95 to exceed the allowable lot coverage and reduce the required rear parking dimension. Gerry Funke from GHI Engineers in Hanover represented Peter and Athos Margetas. The property in question is adjacent to the former M & T bank property which has been renovated into the Margetas restaurant, The Vault. The property along Sunset Lane had 1,300 s.f. removed with the Sunset Lane relocation, and what is left is insufficient for development. If the variances are granted, the two lots will be joined, which will bring the overall coverage of the lots to just over 75%. The Vault lot coverage is nearly 100%. The other variance requested is to reduce the rear setback to ten (10) feet to allow the addition of twelve (12) parking spaces.

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

SECOND: by Ron Stare

MOTION PASSED: Unanimously (4-0)

16-08, The Fresh Market, 480 Town Center Drive/1800 Loucks Road, Variance of §150-283.B Permitted Permanent signs and to exceed the conditions of ZHB Case 15-07. Joe Marroquin of Apex Maintenance Group and Ryan Heindel of the West Manchester Town Center explained the variance request – The Fresh Market, in order to keep all of the sign the same size, will exceed the 35' maximum length cited in case 15-07 which set standards for the Center's signage requirements.

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

SECOND: by Ron Stare

MOTION PASSED: Unanimously (4-0)

NEW BUSINESS

T-820 Final Land Development Plan, Clingan Electric Services, 2505 Lemon Street, New Commercial/Industrial building.

Laymon Mortorff of Gordon L. Brown and Associates, representing Tom Clingan presented the Land Development Plan to the Planning Commission. Mr. Mortorff noted that Jerry Watson will be the

contractor for the 2.3 acre, triangular shaped site west of the railroad tracks along Lemon Street. It should be noted that Lemon Street is a heavily used truck route within this industrial area. The addition of vehicles from Mr. Clingan's development will be negligible. The new building will be utilized for one employee to fabricate electric panels, which are then installed for clients off-site. There is currently a 4 vehicle fleet, and they expect 1 or 2 tractor trailers per week.

Mr. Mortorff reviewed the requested waivers:

1. **§121-9.A** Waiver of Preliminary Plan – Preliminary plan is required for all land developments, subdivision and/or land developments involving new streets and subdivisions involving six (6) or more lots.
2. **§121.14.C.3** - Requires all existing features within 200' of the property to be shown on the plan.
3. **§121.23.C(1)** – Requires improvements to the existing streets along the perimeter of the property. The applicant has placed the 6 month note on the plan.
4. **§121.25** – Requires sidewalks and curbs to be placed along the public streets
The applicant has placed the 6 month note on the plan.
5. **§42-8(F)** The number of access drives intersecting with a street line may not exceed one (1) per lot. The Board of Supervisors may grant permission for additional access points where required to meet exceptional circumstances and where frontage of unusual length exists.
6. **§42-9.C** If two (2) access drives are permitted by the Board, they shall be separated by a minimum 300' in commercial and industrial zones.

MOTION: by Ron Stare to recommend granting the requested waivers

SECOND: by Fred Walters

MOTION PASSED: Unanimously (4-0)

Monica Love reviewed the outstanding Comments:

1. Notes and Site Data: The existing use of the property remains residential. Change of use inspections will be required on the existing building.
2. §150-179 Off Street Parking. The seven (7) required spaces must be paved. Storage areas may remain stone.
3. Do Not Enter signs will be required to be placed at the access/egress drives, to restrict movement.
4. §121-10.3 Emergency Management Coordinator review and approval of the plan is required
5. All comments from the Township Engineer, including those regarding §113 Stormwater Management Ordinance shall be addressed prior to submission to the Board of Supervisors
6. All administrative items shall be addressed prior to plan recording.
7. The seal and signature of the registered surveyor responsible for the plan must be provided on the plan.
8. The notarized signature of the owner shall be affixed to the plan.
9. All final plans as recorded shall be submitted in electronic format (i.e. PDF)

MOTION: by Fred Walters to recommend approval of the plan with the outstanding comments to be addressed

SECOND: by Rich Gordon

MOTION PASSED: Unanimously (4-0)

T-816 Final Subdivision Plan, West Manchester Town Center 1800 Loucks Road, 111.8 Acres, 6 Lots, was presented by Grant Anderson of Site Design Concepts. This subdivision plan will result in 4 stand-alone lots, and 2 lots which are add-on, or combined. There is no construction proposed with this portion of the plan.

Chairman Hein reviewed the requested waivers:

1. **§121.9** Preliminary Plan Approval - Preliminary plan is required for all land developments, subdivision and/or land developments involving new streets and subdivisions involving six (6) or more lots.
2. **§121.14.A(3)** Sheet size in excess of 24" x 36"
3. **§121.14.C.3** Existing Features – The locations of existing features within 200' of the subject tract shall be shown on the plans.

MOTION: by Patrick Hein recommending that the waivers be granted

SECOND: by Ron Stare

MOTION PASSED: Unanimously (4-0)

Monica Love reviewed the outstanding comments:

1. The Existing Site Conditions plan shall be updated to the latest proposed building and parking layouts (outparcel buildings 2 and 3).
2. Floodplain information for York County was revised and adopted December 2015. The new FIRMs remove this property from the floodplain.
3. The total acreage of the 'project' shall be noted on the plans
4. Clear sight triangles shall be shown at each access drive intersection.
5. All comments from the Township Engineer be addressed prior to recording of the plans.
6. Notes shall be added to the plan addressing cross access, parking agreements, and crosswalks for future developments.
7. Required parking numbers shall be listed on the plan.
8. All administrative items shall be addressed prior to plan recording (surety, Operation & Maintenance Agreement, payment of all invoices etc.).
9. The signatures and seals of the individuals responsible for the plan shall be affixed to the plan prior to approval by the Board of Supervisors.
10. The notarized signature of the owner(s) shall be affixed to the plan prior to approval by the Board of Supervisors.
11. All final plans as recorded shall be submitted in electronic format (i.e. PDF)

MOTION: by Rich Gordon recommending approval of the plan with the outstanding comments to be addressed

SECOND: by Fred Walters

MOTION PASSED: Unanimously (4-0)

Meeting adjourned at 7:58 pm