

MINUTES
WEST MANCHESTER TOWNSHIP
PLANNING COMMISSION
DATE: May 9, 2017

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

As there was no quorum, these minutes are for historic purposes only.

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

Jerry Stahlman of Stahlman Enterprises presented the plan for the trailer storage along Zarfoss Drive. The NPDES permit approval has been received, the PADEP Module exemption mailer is complete and at DEP.

1. §121-25 - Installation of sidewalk along the entire frontage
2. §121-25 Installation of curb along the entire frontage
3. §121-14.F.1 – Transportation Impact Statement
4. §121-9 Preliminary Plan
5. §121-23.C Improvements to existing street
6. §42-9.G Access drive ordinance, curb cut width

Mr. Stahlman reviewed the issue with trees along the eastern property line. In reviewing the requirements for the landscape strip, under §150-277.B

Monica Love reviewed the outstanding comments, several of which have been revised and may be removed:

- ~~1. Requested waivers shall be updated and number 5 removed.~~
- ~~2. Waiver of §121-23.C Improvements to existing streets shall be requested.~~
- ~~3. Waiver of the Access Drive Ordinance, §42-9.G curb cut width shall be requested.~~
- ~~4. The NOTES: on the cover sheet shall be revised so as to be legible.~~
- ~~5. Sheet 5 of 6 shall be revised to show the difference between existing, and proposed trees.~~
6. §121-14.E(2) & 121-15.E Sewer facilities Planning Module or exemption approval shall be received.
- ~~7. It appears that the blanket easement is provided on the access easements only. Since there are no stormwater facilities proposed on the access drives, please specify the stormwater facilities, or permit the blanket easement to cover the entire property.~~
- ~~8. The location of the gate on the access drives is only 60 feet from the existing cartway. Please allow for the total length of the truck and trailer to be off the roadway.~~
9. All comments from the Township Engineer regarding §113 Stormwater Management Ordinance shall be addressed prior to recording of the plans.
10. All administrative items shall be addressed prior to plan recording (surety, Operation & Maintenance Agreement, invoices, etc.).
- ~~11. The signatures and seals of the individuals responsible for the plan shall be affixed to the plan prior to the Board of Supervisors' meeting.~~

12. The notarized signature of the owner(s) shall be affixed to the plan prior to the Board of Supervisors' meeting.
13. All final plans as recorded shall be submitted in electronic format (i.e. PDF)

The Planning Commission members present recommended that the Board of Supervisors look favorably on the project.

T-815 Waiver/Modification request for Final Land Development Plan, PA National Guard Readiness Center

The National Guard Readiness Center made minor revisions to the plans which were previously approved. The building and parking areas are smaller, but the curb cut on Stoverstown Road is now 124 feet wide, where only 94 feet was previously approved. As this was a specific waiver/modification, it must be re-approved. (§42-9.G)

Waiver/Modification request from Smokey Bones for fire pit at 1301 Kenneth Rd

Smokey Bones Fire Grill has requested to place a fire pit (4' X 10') in the front of the building which will be less than 15 feet from the structure. They have redesigned the building to be metal. The proposed specifications note a glass enclosure around the flame for safety. Recommendation from the fire chief was noted. The members agree.

Zoning Ordinance Text Amendment within the Regional Commercial zone – tabled until the June meeting.

Meeting adjourned at 7:30pm