

MINUTES
WEST MANCHESTER TOWNSHIP
PLANNING COMMISSION
DATE: May 10, 2016

The meeting was called to order by Patrick Hein at 7:02 P.M. Members present: Ronald Ruman, Rich Gordon, Fred Walters and Ron Stare. Others present: Monica Love, Township Zoning Officer.

Approval of Minutes:

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

SECONDED by: Rich Gordon

MOTION PASSED: Unanimously (5-0)

ZONING HEARING BOARD CASES

ZHB Case 06-05 – 235 Margate Road, Variance of Section 150-42 which requires a primary structure prior to construction of an accessory structure
Monica Love reviewed Mark Gerrick's request, which was reviewed at the April meeting.

MOTION: by Rich Gordon to recommend approval of the variance to permit an accessory structure without a primary structure.

SECOND: by Ron Stare

MOTION PASSED: Unanimously (5-0)

ZHB Case 16-09 – 415 Zarfoss Drive, Special Exception to permit a Compressed Natural Gas Fueling Station under Section 150-9; Uses Not specifically Permitted.

Devon Myers from CGA Law firm, and Rich Farr, Director of Rabbit Transit presented the case. Ms. Myers noted that this is a request for a compressed natural gas fueling station, to be constructed on the property where Rabbit Transit will be moving this summer.

Mr. Farr gave some background. This project is part of PennDOT's P3 Initiative and one of 29 different transit station fueling stations across PA. York is a Tier 1 building, with a recreation field, and the CNG station has been reviewed for the safety and convenience. Penn State has had a station for nearly 18 years, and has never had an incident. The new system will be very quiet, safe and unobtrusive. The Transit Authority will have its own area to fuel – near their building. This area will be for public use. The switch to CNG proposes to save the Transit Authority \$600,000 per year. FritoLay, which is also on Zarfoss Drive is also likely to be a large user of CNG once it is constructed.

MOTION: by Ron Ruman to recommend the approval of the Special exception to allow the CNG fueling Station

SECOND: by Fred Walters

MOTION PASSED: Unanimously (5-0)

ZHB Case 16-10 – 2480 W. College Avenue, Variance to permit vehicle sales on the property within the I-2, Light Industrial District

Shawn Eisenhart did not attend the meeting. Monica Love noted that Mr. Eisenhart is requesting a variance of §150-170 which regulates the uses within the I-3 Zoning District. Mr. Eisenhart has a business in one of the pole barns on the Gilbert farm. A garage is permitted within that district, however, he needs the variance to sell vehicles. He is willing to accept any conditions to be set on the property, because he is interested in selling the vehicles via the internet. Possible conditions would be no additional signage, lighting or parking. The number of vehicles to sell should be no more than one (1). Mr. Stare noted that the state regulations are difficult, and the applicant may need to come back to get additional relief. The Planning Commission had reservations on making a recommendation without talking to Mr. Eisenhart

MOTION by: Patrick Hein that the record show that the Planning Commission did not wish to make a recommendation as they have concerns with the granting of the variance at that location
SECOND: by Ron Ruman
MOTION PASSED Unanimously (5-0)

NEW BUSINESS

T-822 Dale & Rochelle Anstine, Final Subdivision Plan, 2505 Taxville Road, 4 Lot Subdivision Plan, (Briefing)

Jim Barnes from Holley and Associates gave a brief description on the Final Subdivision Plan. There are two (2) lots of two (2) acres each, as new building lots. Five (5) acres will stay with the existing home, and thirteen +/- acres will be a separate lot with the barn and pasture land. All of the lots will have public sewer, and on-lot water supply.

Waivers and comments will be addressed at the June meeting.

Meeting adjourned at 7:40 pm