

MINUTES  
WEST MANCHESTER TOWNSHIP  
PLANNING COMMISSION  
DATE: June 13, 2017

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

**Approval of Minutes:**

MOTION: by Ron Ruman to approve the April 11, 2017 meeting minutes.

SECONDED by: Patrick Hein

MOTION PASSED: Unanimously (4-0)

The minutes from the May 9, 2017 minutes were accepted for historic purposes as no quorum was present.

ZONING HEARING BOARD CASES

**ZHB Case 17-06, Lowe's 1175 Carlisle Road**, Variance of §150-262.D(2) Seasonal Sales within a parking lot longer than the permitted 45 days

Ken who works with Lowe's in West York presented the request to the Commission, Lowe's would like to store and sell mulch.

The mulch is in the parking lot and takes up 15 parking spaces. They would like to have the mulch there from May 1 through the second week in September.

MOTION: by Patrick Hein to recommend approval of the seasonal use variance of section 150-262.D(2)

SECOND: by Fred Walters

MOTION PASSED: Unanimously (4-0)

**ZHB Case 17-07, Karystos LLC, Peter & Athan Margetas, 1990 Carlisle Rd**, Variance of §150-112 & 150-89C to exceed the allowable lot coverage and reduce the required rear parking dimension.

Monica Love presented this to the Commissioners. This case was heard and approved 18 months ago, which variance expired in April 2017. Karystos is planning to purchase the adjoining lot, reverse subdivide and develop a parking lot and deck on the joined lot. Variance to encroach into the rear parking setback, and for the lot coverage to exceed the 70% required (75.38%). The existing Vault restaurant lot is virtually 100% impervious, and the addition of the second lot, with the parking lot and deck, will still be over 70%.

MOTION: by Patrick Hein recommended re-approval of case 17-07 with the previous conditions

SECOND: by Ron Ruman

MOTION PASSED: Unanimously (4-0)

## NEW BUSINESS

**Amendment to the Resolution** declaring blighted property as defined by the Tax Increment Financing Act (TIF), presented by Attorney Ron Lucas, the Planning Commission approved the motion at the April meeting, however, the Resolution was not signed. (Chairman signed)

**Zoning Ordinance Text Amendment** within the Regional Commercial zone. Ron Lucas presented the revisions to the Zoning Ordinance, which will permit individual lots within a shopping center in the Regional Commercial Zone to own their property, provided that the overall shopping center lot meets all the requirements within the Zoning Ordinance (lot coverage, lot width, lot area, etc.). For example, a commercial real estate company might purchase the lot where Walmart is located, so a subdivision could be created around the store and leased back. There would be a reciprocal agreement with cross access, shared parking and storm water management to protect the overall and the users, both existing and future. The ordinance change would apply to any shopping center within the RC zone. The owners of the West Manchester Town Center have requested this in order to make the area more desirable for tenants, and more flexible to get new tenants and try to keep redeveloping the site.

MOTION: by Patrick Hein to recommend approval of the text amendment as submitted

SECONDED by: Fred Walters

MOTION PASSED: 3 ayes and 1 nay (Ron Ruman)

**T-829 Final Land Development Plan, Frontier Development, 1401 Kenneth Road**, shopping center, minor revision to the conditionally approved land development Plan. Joe Gurney from First Capital Engineering representing Frontier Development requested a re-approval of the plan with a slight change based on a tenant request. Currently proposed is a pergola and patio in the front of the building (facing Route 30), which has removed 3 parking spaces. In order to meet the maximum lot coverage a landscape island has been included on the eastern parking area. The required number of parking spaces is 64, proposed is 68. A variance was approved for signage, and the previous variances reaffirmed at the April 25, 2017 zoning hearing. The previously approved waivers remain. The tenants are tentatively to be Jersey Mike's, Aspen Dental, Sleep Number and Core Life Eatery.

MOTION: by Ron Ruman to recommend approval of the revised Land Development Plan

SECONDED by: Patrick Hein

MOTION PASSED: Unanimously (4-0)

Discussion of the revisions to the Zoning Ordinance:

Users, and uses to be looked at are 'business incubator' where tenant spaces are rented and basic office equipment are shared.

Automobile filling station to be revised to Vehicle fueling station with or without convenience store, should also mention CNG and or electric.

Alternative therapy should include other holistic therapy, but are there licensing or certifications to go along with them? Monica Love to look into the requirements, and perhaps 'Therapeutic services office' is a better term,

Amusement arcade vs. commercial recreation and entertainment – should they be consolidated into one? The zones should also be reviewed. How would a virtual reality or Laser tag, or bounce/trampoline. Monica to look at the zones in which they are allowed, and re-discuss.

Day care & day care family will all be revised to more closely resemble the PA laws.

Adult day care center definition – not 24 hours/day but for a given period of time each day.

Liquor store (state store) is proposed to be removed, and may be specified under the commercial districts, as a retail. Should it be added to the specifications? Monica Love to look at some other ordinances to see how they define or if they define. Also, how are beer distributors defined, and where?

The micro-breweries, brewpubs and the like to be added to all the commercial districts, and the mixed use. What maximum size should be established? A definition for micro-brewery/brewpub be defined?

How will wineries be defined – will they have an event area for special events? How will the parking and septic be addressed?

Landscape business and/or landscape yard should be included.

Greenhouse/nursery should be included and a definition added to be included in the Agricultural, Rural Residential, Commercial Highway and Regional Commercial districts.

Business incubator should be allowed in the professional office district.

Indoor sports facility is already under the definition of the Commercial recreation facility.

Adult Massage Parlor should be removed from the definitions.

Restaurant definitions should be revised to remove paper plates, disposable wrappers etc. Drive through/fast food delicatessen and ice cream shops need to be looked at.

Rooming house, tourist home, bed & breakfast definitions are needed and should be revised.

Farm Occupation definition is needed.

House of Worship should be permitted in additional districts.

Meeting adjourned at 8:42 pm