MINUTES

WEST MANCHESTER TOWNSHIP

PLANNING COMMISSION

DATE: July 11, 2017

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

**Approval of Minutes**:

MOTION: by Ron Ruman to approve the June 13, 2017 meeting minutes.

SECONDED by: Ron Stare

MOTION PASSED: Unanimously (3-0)

ZONING HEARING BOARD CASES

**ZHB Case 17-08, 2199 White Street, GPS Hospitality** requesting a Variance of §150-283.B Permitted Permanent attached signage.

Dennis Boyer of Signature Sign Inc presented the request to permit signage on the Burger King building at 2199 White Street. The ordinance permits four (4) signs on each street frontage wall, however, the main entrance fronts the parking lot, which does not permit signage. The request is for a 28.26 square foot ‘button’ sign and a 27.4 s.f. ‘HOME OF THE WHOPPER’ sign above the entrance door. Mr. Boyer stated that there will be no sign on the south wall (facing White Street) which would be permitted to have signage by the ordinance.

MOTION: by Ron Ruman to recommend approval of the sign variance, section 150-283.B

SECOND: by Ron Stare

MOTION PASSED: Unanimously (3-0)

NEW BUSINESS

**T-830 Final Revised Land Development Plan, York Memorial Hospital, 1701 Old Memorial Way,**

Tom Godfrey from Dawood Engineering and Paul Toburen from Pinnacle presented the revised land development plan. The revised footprint of the building is approximately 63,000 s.f. smaller, however the main section of the building will be four (4) stories and another section will be five stories high. A portion of the future parking area from the original plan will now be built due to the increase in beds from 102 to 140. Otherwise there is no intent to change from the originally approved plan

Chair Gordon invited questions from the audience.

Mr. Ken Leveck questioned the length of time this re-approval will take, since this has been in the works since 2008?

Mr. Ronald Krout requested that the hospital address the weed problem on the property. Mr. Toburen assured both men that they intend to be good neighbors, and would like to move forward quickly.

MOTION: by Ron Ruman to recommend approval of the revised land development plan contingent upon the outstanding comments being addressed.

SECOND: by Ron Stare

MOTION PASSED: Unanimously (3-0)

Discussion of the revisions to the Zoning Ordinance:

Definitions to be revised were discussed.

Wineries should be allowed within the commercial districts, although wherever there are special events venues to be included it should have a separate requirement which will address the parking and septic usage.

The Planning commission preferred to use the Boarding house definition, but include rooming house and finished room house within it.

The Commission discussed the need for signage definitions and the requirements for each. Billboard, directional, electronic message, political signs, attached signs and freestanding signs should be defined, and all should have regulations, plus other signs should be regulated.

Commercial properties should be allowed two (2) square feet of signage per lineal foot of building frontage on all sides except where abutting a residential zone, and a maximum of two (2) signs per wall. Directional signs if under 1 square foot would not count (Entrance, Exit etc.) Additionally, the allowance for signage to be greater when it is further from the main road should be addressed. Ron Ruman suggested that the sign ordinance for Springettsbury also be reviewed to see if there are regulations we may like.

Meeting adjourned at 8:44 pm