

MINUTES
WEST MANCHESTER TOWNSHIP
PLANNING COMMISSION
DATE: August 09, 2016

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

Approval of Minutes:

MOTION by: Fred Walters to approve the July 12, 2016 meeting minutes as submitted.

SECONDED by: Ron Stare

MOTION PASSED: Unanimously (4-0)

NEW BUSINESS

T-825 Memorial Hospital Campus 1605 Loucks Road/Roosevelt Avenue and T-824 Memorial Hospital Final Land Development – 1701 Old Memorial Way

It was noted that the hospital plans were tabled by the applicants.

T-826 Trillium CNG Fueling Station, 415 Zarfoss Drive, Final Land Development Plan

Bradley Aurand of Larson Design group presented the project, reminding the members that there was a Special Exception approved for the Compressed Natural Gas in May. Basic updates were made to address staff comments, but the overall design has not changed.

The following four (4) waivers were discussed:

1. **§121.14.C.1** - Requires existing contours to be shown on the plan.
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)** All existing streets at the perimeter and/or through the development shall be improved according to the Township specifications.
4. **§121-25** Sidewalks and Curbs - Sidewalks and curbs shall be provided along the frontage of the entire property unless a waiver is granted.

MOTION by: Ron Ruman to recommend approval of the waivers

SECOND by: Fred Walters

MOTION PASSED: Unanimously (4-0)

Mr. Aurand noted that the comment letter from Dawood, regarding the Traffic Impact Statement, requested two (2) items be addressed, which would require the applicant to perform traffic counts. Mr. Aurand verbally requested the following waiver, and agreed to submit the required application. It was also noted that a very small number of daily trips is expected for this project.

§121-14(1)(a)[1] and 121.F(1)(b)[6] Require traffic impact statements to include Average Daily Traffic (ADT) and level of service adequacy studies for Zarfoss Road and the proposed driveway.

MOTION by: Patrick Hein to recommend approval of the added waiver

SECOND by: Ron Stare

MOTION PASSED: Unanimously (4-0)

Outstanding comments were reviewed by Patrick Hein

1. All comments from the Township Engineer shall be addressed prior to recording of the plan.
2. All administrative items shall be addressed prior to plan recording (invoices, surety, Operation & Maintenance Agreement, etc.).
3. All final plans as recorded shall be submitted in electronic format (i.e. PDF)

MOTION by: Ron Stare to recommend approval by the Board with acknowledgement of the outstanding comments

SECOND by: Ron Ruman

MOTION PASSED: Unanimously (3-0)

Meeting adjourned at 7:15 pm