

MINUTES  
WEST MANCHESTER TOWNSHIP  
PLANNING COMMISSION  
DATE: April 10, 2018

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

**APPROVAL OF MINUTES**

MOTION: by Ronald Ruman to approve the March 13, 2018 meeting minutes.

SECONDED: by Fred Walters

MOTION PASSED: (3-0) (Gordon – absent)

**ZONING HEARING BOARD CASES**

**#18-03, Walmart**, 1000 Town Center Drive/1800 Loucks Road Variance of §150-262, Seasonal Sales within a parking lot longer than the permitted 45 days.

No one from Walmart was present to discuss the Variance request. Mr. Hein mentioned that this Variance request was requested and approved in 2014, 2015 and 2016. A variance was not requested in 2017.

MOTION: by Fred Walters to recommend approval of the variance request to allow Seasonal sales within a parking lot longer than the permitted 45 days.

SECONDED: by Ronald Ruman

MOTION PASSED: (3-0) (Gordon – absent)

**NEW BUSINESS**

**Zoning Ordinance Text Amendment within the Mixed-Use Zone**

SECTION 1: Article XIVA "Mixed-Use Zone" Section 150-116.8

"D. Parking lots located in the Mixed-Use District shall comply with landscaping and screening requirements contained in Section 150-257 except that the entirety of the 10% interior landscaping required by Section 150-257.B(1) and required shade trees may be provided by placing that 10% landscaping and required shade trees around the exterior of the parking lot area with interior parking lot islands to be landscaped with ground cover."

Attorney Bob Katherman of Katherman, Heim and Perry presented the Zoning Ordinance Text Amendment request. Attorney Katherman introduced Paul Toburen and Paul Kayes, both from Pinnacle Health, and Tom Godfrey of Dawood Engineers. Attorney Katherman stated that this text amendment request pertains to the Mixed-Use zone. The entire Mixed-Use zone is located on one (1) parcel comprised of one hundred twenty-four (124) acres in West Manchester Township. This is the lot where the hospital is currently being built, more commonly referred to by the property owners as the medical campus. The Mixed-Use zone is not located anywhere else within the Township. Attorney Katherman explained that this text amendment would allow the uniformity throughout the entire medical campus

and would avoid repetitive variance requests to address interior landscaping within parking lots in the Mixed-Use zone. Attorney Katherman explained that this text amendment would also promote easier snow removal by avoiding tree branches. Attorney Katherman opined that trees in the parking lot defeat the purpose of security cameras; without trees the cameras would have a clear sight distance throughout the parking lots. Mr. Godfrey made a presentation depicting interior islands with shade trees within the parking lot versus islands with ground cover and the shade trees moved to the exterior edges of the parking lot. The same number of trees would be required whether they were placed within the parking lot islands or along the exterior limits of the parking lot. Mr. Godfrey explained that the islands would have light poles with security cameras on them. Mr. Ruman asked if the stormwater runoff from the parking lot would be the same if the trees were not required to be in the islands on the parking lot. Mr. Godfrey explained that the trees in the parking lot do not address the stormwater runoff. The stormwater runoff calculations were based on lot coverage. Mr. Ruman asked what York County Planning Commission's position was on this text amendment request. Ms. Sampere stated that the Township had not yet received a formal response from YCPC, however the Local Government Advisory Committee (LGAC) had discussed the proposed text amendment and made a recommendation to the York County Planning Commission that they not recommend adoption of the text amendment because they felt that not having trees in the parking lot would affect the temperature of the runoff to neighboring streams. Mr. Godfrey stated that the runoff from the parking lot flows directly into the stormwater basins on the property. Attorney Katherman stated that the LGAC did not hear testimony regarding the text amendment and based their recommendation solely on the text they read. Mr. Ruman stated that he would be in favor of recommending the approval of the text amendment request, as written, to the Board of Supervisors provided that the Township's Engineer would certify, prior to final approval, that it would not negatively impact stormwater runoff.

MOTION: by Ronald Ruman to recommend the West Manchester Township Board of Supervisors approve the proposed Zoning Ordinance Text Amendment within the Mixed-Use Zone with the stipulation that the Township Engineer must certify that the Ordinance, as written, will not negatively impact stormwater runoff.

SECONDED: by Patrick Hein

MOTION PASSED: (4-0) (Gordon – present)

MOTION: by Patrick Hein to adjourn.

SECONDED: by Fred Walters

MOTION PASSED: (4-0) (Gordon – present)

Meeting adjourned at 7:30 p.m.