

MINUTES  
WEST MANCHESTER TOWNSHIP  
PLANNING COMMISSION  
DATE: January 11, 2022

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

Tonight's Planning Commission meeting was held in person and broadcasted live over the West Manchester Township Parks & Recreation Facebook page.

Vice-chairman Beecher welcomed Sonia Wise to the Planning Commission. Ms. Wise has been appointed by the West Manchester Township Board of Supervisors to serve the remainder of Mr. Ruman's four-year term. Mr. Ruman was elected to the Board of Supervisors in November 2021 and resigned his position on the Planning Commission in December 2021. Ms. Wise's term will expire on December 31, 2022.

**REORGANIZATION**

MOTION: by Richard Gordon to nominate David Beecher as Planning Commission Chairman for 2022.

SECOND: by Patrick Hein

NOMINATION ACCEPTED: by David Beecher

MOTION PASSED: 4-0 (1 Abstain – Beecher)

MOTION: by Richard Gordon to nominate Patrick Hein as Planning Commission Vice Chairman for 2022.

SECOND: by David Beecher

NOMINATION ACCEPTED: by Patrick Hein

MOTION PASSED: 4-0 (1 Abstain – Hein)

MOTION: by David Beecher to nominate Richard Gordon as Planning Commission Secretary for 2022.

SECOND: by Patrick Hein

NOMINATION ACCEPTED: by Richard Gordon

MOTION PASSED: 4-0 (1 Abstain – Gordon)

**APPROVAL OF MINUTES**

MOTION: by Patrick Hein to approve the December 14, 2021, meeting minutes as presented.

SECOND: by Fred Walters

MOTION PASSED: 4-0 (1 Abstain – Wise)

**ZONING HEARING BOARD CASES**

**ZHB 22-01 Ferfeldt Investments, LLC for Amos & Barbie Stoltzfus –** requests an interpretation/variance of §150-251 for physically handicapped parking spaces related to the striping adjacent to the physically handicapped parking spaces or a reduction in width of handicapped parking spaces; variance of §150-256 access drive width greater than 35 feet off of

South Salem Church Road and the access drive to be located within 20 feet of the rear property line rather than the required 25 feet; variance of §150-257.B.1 to reduce the required interior landscaping from 10% to 4.9%; variance of §150-273 to not require screening at its loading area; variance of §150-283 to allow a maximum of 2 freestanding signs on the property; variance of §150-301.A.2 to extend the time period to obtain a building permit to 2 years **located at 4500 block of Lincoln Hwy (West Market Street)** (Tax Map: HG; Parcel: 0004J) in the Highway Commercial Zone.

Attorney Keith Mooney of Barley Snyder presented the zoning hearing application on behalf of Wawa. The property is situated at the corner of South Salem Church Road and West Market Street (also known as Lincoln Highway or Route 30). Attorney Mooney stated that the applicant would like to revise the application to withdraw the request for an interpretation/variance of §150-251 regarding the handicapped parking spaces. The applicant will install them as required and will only lose 1 overall parking space. They will be able to provide the required number of parking spaces and will show that during the land development phase of the project. Attorney Mooney introduced Bohler Engineering to discuss the remaining variances being requested.

Bill of Bohler Engineering stated that the property consists of three (3) lots that will be consolidated and then re-subdivided into two (2) parcels eventually. This project will need to go through the land development process once zoning relief is obtained. The proposed WAWA will be a convenience store with a fuel canopy for accessory gas pumps. There will be two (2) access points; one access drive is proposed to be a right in and right out on Route 30 (pending Penn D.O.T. approval) and one access drive is proposed to be a full movement access on South Salem Church Road. This location will sell diesel fuel; however, it will not be for tractor trailers/semis. That is not part of WAWA's business model.

The variance request for §150-256 for an access drive width greater than thirty-five (35) feet along South Salem Church Road is for the opening at South Salem Church Road. The access drive itself is proposed to be thirty-five (35) feet; however, the radii at the opening creating the transition is proposed to be seventy (70) feet maximum. The variance request is also to reduce the required setback from twenty-five (25) feet to twenty (20) feet between the access drive and the rear property line. The variance request for §150-257.B.1 is to reduce the required interior landscaping from 10% to the requested 4.9% due to the proposed parking layout. Interior landscaping inhibits vehicular and pedestrian travel throughout the interior of the site. The proposed site plan indicates landscaping around the perimeter of the site only. The applicant believes the variance request for §150-273 to not require screening at its loading area is justified because the loading area is proposed to be located to the rear of the store, screened by the store itself. The applicant believes the variance request for §150-283 to allow a maximum of 2 freestanding signs on the property where only 1 freestanding sign is permitted is justified because the property is situated on two (2) road frontages. The applicant would be permitted to install one (1) freestanding sign at a maximum of 150 square feet. The applicant would like to install one (1) freestanding sign along Route 30 at 58 square feet and one (1) freestanding sign along South Salem Church Road at 58 square feet, for a total of 116 square feet, which is still less than the total area they would be permitted for one (1) freestanding sign. The applicant believes the variance request for §150-301.A.2 to extend the time period to obtain a building permit from the required six (6) months to the requested two (2) years is justified because it will take several months to obtain land development approval and approvals from outside agencies as part of that process. The applicant believes they will be able to obtain a building permit within two (2) years.

Ms. Wise asked how stormwater management will be obtained for this project. Bohler

Engineering explained that stormwater would be addressed during the land development process. Dr. Beecher asked if South Salem Church Road is currently wide enough for the proposed left turn lane shown on the concept plan. Bohler Engineering stated that the width is sufficient but will be further examined during the land development process. Dr. Beecher asked Zoning Officer Sampere if Township staff had any concerns regarding the variances requested. Ms. Sampere stated that Township staff had met with the applicant and discussed the Wawa concept plan and variances that may be needed in order to develop the lot. Staff did not have any other concerns from the zoning standpoint. Other concerns will be addressed during the land development process.

MOTION: by Richard Gordon to recommend the Zoning Hearing Board grant the following variances that were requested: §150-256, §150-257.B.1, §150-273, §150-283, §150-301.A.2. (Variance §150-251 was withdrawn as part of the presentation.)

SECOND: by Patrick Hein

MOTION PASSED: Unanimously (5-0)

### **NEW BUSINESS**

There were no subdivision nor land development plans submitted for review at tonight's meeting.

### **DISCUSSION**

There were no additional items for discussion at tonight's meeting.

MOTION: by Sonia Wise to adjourn the meeting.

SECOND: by Patrick Hein

MOTION PASSED: Unanimously (5-0)

Meeting adjourned at 7:25 p.m.