

MINUTES
WEST MANCHESTER TOWNSHIP
PLANNING COMMISSION
DATE: January 14, 2020

The meeting was called to order by Richard Gordon at 7:00 P.M. Members present: Patrick Hein, Ronald Ruman and David Beecher. Others present: Rachelle Sampere, Township Zoning Officer, Scott Longstreth, PE of Dawood Engineers

Member Absent: Fred Walters

REORGANIZATION

MOTION: by Richard Gordon to nominate Ronald Ruman for Chairman.

SECOND: by David Beecher

ACCEPTED: by Ronald Ruman

MOTION PASSED: 3-0 (1 Abstain – Ruman)

MOTION: by Richard Gordon to nominate Patrick Hein for Vice-Chairman.

SECOND: David Beecher

ACCEPTED: Patrick Hein

MOTION PASSED: 3-0 (1 Abstain – Hein)

MOTION: by Ronald Ruman to nominate Richard Gordon for Secretary.

SECOND: by Patrick Hein

ACCEPTED: Richard Gordon

MOTION PASSED: 3-0 (1 Abstain – Gordon)

APPROVAL OF MINUTES

MOTION: by Richard Gordon to approve the December 10, 2019 meeting minutes.

SECOND: by Patrick Hein

MOTION PASSED: 3-0 (1 Abstain – Ruman)

ZONING HEARING BOARD CASES

ZHB Case 20-01 – Alpine Sign for SP Middletown Holdings, LP (Apple Honda) requests a Special Exception to replace one nonconforming sign setback with another nonconforming sign setback per §150-290 and §150-302.D and a Variance of §150-283.B Permitted Permanent Sign Chart P-5 for on-site directional signs to increase the maximum square footage and a Variance of §150-283.B Permitted Permanent Sign Chart P-8E to increase the number and maximum square footage allowed for attached signs **located at 1313 Kenneth Road** (Tax Map: JH; Parcel: 0054D) in the Regional Commercial Zone.

Mr. Doug Bray of Alpine Signs presented the application. Mr. Bray explained that Apple Honda will be relocating from a property which is located in York City to the former Dick's Sporting Goods at 1313 Kenneth Road. In order to reuse their existing signs, the property owner has asked him to submit a Zoning Hearing Board application which includes a special exception to replace the existing Dick's freestanding sign with a freestanding sign for Apple Honda in the same location. The existing Dick's sign is located two (2) feet from the right-of-way of U.S. Route 30. The Zoning Ordinance requires that a freestanding sign (P-8C sign chart) is located

a minimum of ten (10) feet from the right-of-way. The owner and applicant desire to use the existing sign poles in their current location to erect the new Apple Honda freestanding sign. The applicant is requesting a variance of the Permanent Sign Chart P-5 for on-site directional signs to increase from the allowable 2 square feet to a desired 12.21 square feet. The applicant explained that to maintain safety and communicate properly with motorists, 12.21 square feet would be appropriate. The applicant is also requesting a variance of the Permanent Sign Chart P-8E for attached signs to increase the number and maximum square footage allowed from 4 attached signs totaling a maximum 200 square feet per wall to a requested 8 attached signs totaling 300.82 square feet on one wall. Mr. Bray explained that Honda's national brand requires a specific number of signs at specific sizes at each of their dealerships.

MOTION: by David Beecher to recommend the Zoning Hearing Board approve the application, as presented.

SECOND: by Patrick Hein

MOTION PASSED: 4-0

NEW BUSINESS

T-851 Preliminary/Final Land Development Plan for Lot 4 – Proposed Retail Development for West Manchester Town Center located at 715 Town Center Drive. *(Tabled at the December 10, 2019 Planning Commission meeting.)*

Ms. Sampere informed the Planning Commission members that she received an email from Scott DeBell of Site Design Concepts requesting that the plan be tabled until the February 11, 2020 Planning Commission meeting. The applicant submitted a time extension waiver to the Township on November 25, 2019.

MOTION: by Patrick Hein to table the plan until the February 11, 2020 Planning Commission meeting, as requested by the applicant's engineer.

SECOND: by Richard Gordon

MOTION PASSED: 4-0

T-852 Preliminary/Final Land Development Plan for BAE Accessory Structures located at 1100 Bairs Road.

Mr. Chris Beauregard, Civil Engineer, of Nutec Design presented the preliminary/final land development plan for BAE Systems. Mr. Beauregard explained that the Planning Commission and Zoning Hearing Board approved seven (7) temporary structures to be placed on the property in 2019 provided that the owner/applicant submitted and recorded a land development plan depicting that the temporary structures became permanent. Mr. Beauregard explained that there were four (4) tents installed at 60'x208' each, and two (2) tents installed at 60'x48' each over existing impervious area. No stormwater management was required for the tents. The temporary office trailer was to be installed over existing impervious area; but was shifted slightly and was installed over a grassy area. In order to manage the stormwater runoff, Township staff and the Township Engineer reviewed the plan which shows an existing impervious area will be reclaimed as meadow grass, approximately 45'x35', to trade-off the new impervious area. The Township Engineer found this to be a suitable solution. The temporary, now permanent, tents and office trailer will not add any new traffic to the site. The tents will be used to store equipment that cannot be left out in the weather. The office trailer will be used for foreign dignitaries' office space while they are on site as BAE works on their equipment. No new sewer

usage is proposed with this land development plan. The applicant is requesting several waivers, which the Township Engineer supports, due to the minimal construction and no proposed public improvements.

MOTION: by Richard Gordon to recommend the Board of Supervisors approve the land development plan and requested waivers subject to the outstanding comments being addressed prior to recording the plan.

General Comments:

1. The signatures and seals of the individuals responsible for the plan shall be affixed to the plan prior to approval by the Board of Supervisors (§121-15.F)
2. The notarized signature of the owner(s) shall be affixed to the plan prior to approval by the Board of Supervisors (§121-15.F.4)
3. The waiver statement must be revised to reflect the outcome of the decision of the Board of Supervisors.
4. All administrative items shall be addressed prior to plan recording (payment of all invoices, etc.)
5. All final plans, as recorded, shall be submitted in electronic format (i.e. PDF)

Waiver Requests:

- W1. Preliminary Plan. (§121-9) – **Recommended.**
- W2. Survey of the Tract Boundary by a Registered Land Surveyor. (§121-14.A.2) **Recommended.**
- W3. Location and description of the property markers or monuments. (§121-14.B.11) **Recommended.**
- W4. Location of existing features within 200 feet of the subject tract (§121-14.C.3) **Recommended.**
- W5. Sewer facilities plan revision. (§121-14.E.2) No increase in sewage flows associated with proposed permanent accessory structures. **Recommended.**
- W6. Stormwater management Plan. (§121-14.E.3) Reduction of site's existing impervious coverage. **Recommended.**
- W7. Impact Statements. (§121-14.F) No anticipated changes to volume of traffic entering or leaving the site. **Recommended.**
- W8. Financial Security. (§121-17) Most of the improvements are existing structures. **Recommend deferral until existing impervious is removed.**
- W9. Maintenance Guarantee (§121-19) Reclaimed area will remain a meadow condition with no need for long term maintenance. **Recommended.**
- W10. As-built Plans. (§121-21) Accessory structures are being shown accurately on the plans. **Recommend deferral until existing impervious is removed.**
- W11. Improvements to existing streets. (§121-23) No new public improvements or change in volume directed to public streets. **Recommended.**
- W12. Stormwater management. (§121-30) Plan shows a reduction in the site's impervious coverage. **Recommended.**

W13.Landscaping (§121-33) Plan shows an increase in the facility's green space.
Recommended.

Deferment:

D1. Curbs and sidewalks. (§121-25) No public improvements proposed. Request deferment for sidewalk installation until the Township deems they are required in the future. **Recommended.**

SECOND: by David Beecher
MOTION PASSED: 4-0

DISCUSSION

The Planning Commission members discussed the necessity of updating the current Zoning Ordinance to include current zoning trends with the Zoning Officer.

Meeting adjourned at 7:25 p.m.