

MINUTES
WEST MANCHESTER TOWNSHIP
PLANNING COMMISSION
DATE: November 9, 2022

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

Tonight's Planning Commission meeting was held in person and broadcasted live over Zoom for viewing purposes only. The Zoom link was posted on the West Manchester Township website under "Latest and Breaking News". Questions and comments were not taken over the Zoom forum.

APPROVAL OF MINUTES

MOTION: by Fred Walters to approve the October 11, 2022, meeting minutes as presented.

SECOND: by Sonia Wise

MOTION PASSED: 3-0 (1 Abstain – Hein)

ZONING HEARING BOARD CASES

There were no zoning hearing board cases submitted for review at tonight's meeting.

NEW BUSINESS

T-872 - Preliminary/Final Land Development Plan for Proposed Retail Building and Drive-Thru/Fast Food Restaurants for West Manchester Town Center– to depict the proposed construction a retail building and two (2) drive-thru restaurants with associated parking, access drives and stormwater management as part of a shopping center located on the 2.34-acre residual Lot 4 of West Manchester Town Center in the Regional Commercial Zone. (2nd Review)

Mr. Adam Anderson of Site Design Concepts reminded the Planning Commission members that they reviewed this plan in August 2022. Since then, they have been working to complete the traffic impact study for this project as well as the neighboring car wash development. They hope to submit the traffic impact study to the Township Engineer by November 28, 2022, for review and discussion at the December 13, 2022 Planning Commission meeting. Mr. Anderson informed the Planning Commission that there were three (3) additional waiver requests the applicant would like them to consider for favorable recommendation to the Board of Supervisors:

- §121-23.R.3 and §121-23.L.6 Clear Sight Triangles. The applicant has indicated that, due to the site's small size and unique shape, site triangles will encompass the majority of the site. The applicant has requested to use Penn DOT's standard of 14.5' x 75' clear sight triangles rather than the Township's 75'x75' standard.
- §121-23.R.3 and §121-23.M Sight Distance. The applicant has requested to not include sight distances due to the shape of the parcel and curved layout of the connector road.
- §121-24.A Parking Lot and Curb Radii. The applicant proposes 3' radii for some curb areas, which is less than the minimum standard of 4'. Radii less than 4' areas directly adjacent to the buildings such as drive through islands are necessary due to geometry, and they will not hinder car

movement; however, there are several instances where 3' radii are proposed next to parking stalls, which will serve to restrict ease of access into/out of the stalls. It is Dawood's opinion that these radii can be increased to 4', thus improving access and meeting Township Ordinance. Ms. Sampere asked if the applicant had considered changing some of the standard parking spaces to compact car spaces to meet the 4' radii requirement.

MOTION: by Patrick Hein to recommend the applicant revise requested waiver #7 to target the drive-through areas which are less than 4' radii. The applicant should also consider compact parking spaces as permitted by the Zoning Ordinance.

SECOND: by Fred Walters

MOTION PASSED: Unanimously (4-0)

MOTION: by Sonia Wise to table further decision and recommendation until the applicant submits the traffic impact study for review and discussion at the December 13, 2022 Planning Commission meeting.

SECOND: Patrick Hein

MOTION PASSED: Unanimously (4-0)

T-874 Preliminary/Final Land Development Plan for Sheetz – to depict the demolition of the existing Sheetz store and canopies and construction of a new 6,136 sq. ft. Sheetz store with canopy with 10 fueling positions and 42 parking spaces located at 4025 West Market Street in the Local Commercial (LC) Zone and the General Industrial (I-3) Zone.

Mr. Joseph Gurney of First Capital Engineering briefed the Planning Commission members on the preliminary/final land development plan. Mr. Gurney explained that the existing 4,600 sq. ft. Sheetz store with 2 canopies and 16 gas pumps will be removed and replaced with a new 6,100 sq. ft. store with drive-through, one canopy with 10 gas pumps, an accessory car wash and 42 parking spaces. The retail sales area will not exceed 2,400 sq. ft. There will be an increase in approximately 8,300 sq. ft. of impervious area. The existing stormwater management would be revised to an underground system. First Capital Engineering received staff's comments and are working to address them for resubmission of the plan on November 28, 2022 to present the plan to the Planning Commission members for review and recommendation to the Board of Supervisors. Dr. Beecher asked if a traffic study will be done for this property since there is an increase in the size of the store, an addition of a car wash and reduction in the number of gas pumps. Mr. Gurney explained that was one of the comments received from Township staff and an impact statement will be provided.

No action was taken on this plan at tonight's meeting. The applicant will return with revised plans to present at the December 13, 2022 Planning Commission meeting.

DISCUSSION

Ms. Sampere informed the Planning Commission members that the Board of Supervisors, Township staff and various members of the West Manchester Township community have been working with Dame Leadership on the Township's Strategic Plan. In conjunction with the Strategic Plan, the Board of Supervisors has authorized the Township Engineer to advertise a Request for Proposal for the Township's Comprehensive Plan update. The submission deadline is November 11, 2022, at 3:00 p.m. Ms. Sampere submitted a municipal assistance program grant application in mid-October which, if approved, may cover up to 50% of the cost of updating the Township's Comprehensive Plan. The Township Engineer provided

Ms. Sampere with a draft timeline outlining major milestones over a nine-month schedule from completion of the Strategic Plan and Notice to Proceed to adoption of the Comprehensive Plan Update. It is anticipated that 2023 will be a busy year for the Planning Commission members.

MOTION: by Fred Walters to adjourn.

SECOND: by Patrick Hein

MOTION PASSED: Unanimously (4-0)

The meeting adjourned at 7:58 p.m.