

MINUTES
WEST MANCHESTER TOWNSHIP
PLANNING COMMISSION
DATE: December 11, 2018

The meeting was called to order by Richard Gordon at 7:00 P.M. Members present: Fred Walters, Ronald Ruman, Patrick Hein. Others present: Rachelle Sampere, Township Zoning Officer; Zane Williams, Township Stormwater Inspector and Paul Wilson, P.E. Township Engineer from Dawood

APPROVAL OF MINUTES

MOTION: by Patrick Hein to approve the November 13, 2018 meeting minutes.

SECOND: by Ronald Ruman

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

ZONING HEARING BOARD CASES

There were no Zoning Hearing Board cases filed for December's meetings.

NEW BUSINESS

T-840 Preliminary/Final Land Development Plan for the Auto Spa Express Car Wash located at 2140-2180 York Crossing Drive.

Mr. Scott DeBell of Site Design Concepts, Inc. presented the plan. Mr. DeBell explained to the Planning Commission members that the proposed car wash would be located between First National Bank and Logan's Restaurant off the private access drive located off of York Crossing Drive. The car wash would be located on the same parcel as Logan's Restaurant, but it would share stormwater facilities with First National Bank. Both lots are owned by the same entity, however a reciprocal agreement is required by the Ordinance for the common stormwater facility. The proposed car wash will have two access points onto the private drive. The developer is proposing an underground water reclamation system. The facility will also have vacuum stations. Proposed parking spaces exceed the requirements of the Zoning Ordinance. Mr. DeBell explained that the applicant is requesting two (2) waivers: to waive a Preliminary Land development plan and to waive required sidewalks along the street frontage of Route 30 since there are no sidewalks along Route 30 in front of the bank nor Logan's restaurant.

MOTION: by Ronald Ruman to recommend the Board of Supervisors grant the following waivers:

W1. Preliminary Plan. (SLDO: §121-19)

W2. Sidewalks and curbs shall be provided along the frontage of the entire property. (SLDO: §121-25)

SECOND: by Fred Walters

MOTION PASSED: (4-0)

Mr. DeBell went over the outstanding comments with the Planning Commission members and informed them that all comments will be addressed prior to the recording of the plan.

MOTION: by Fred Walters to recommend the Board of Supervisors approve the Final Land Development Plan for the Auto Spa Express Car Wash subject to the outstanding comments being addressed prior to recording the plan:

1. A multi-parcel shopping center or mall can be developed providing common access, and off-street parking, stormwater management or other similar common facilities, provided that all such common facilities will be made available so long as the use exists. Should the use of the common facilities be eliminated, each property would be required to comply with all applicable requirements. At the time of any proposed land development or subdivision of a shopping center containing multiple lots, each of the lots forming part of the shopping center shall be made subject to reciprocal easements and covenants related to the common access, off-street parking, stormwater management, or other similar common facilities. (§150-351.B) ***A reciprocal agreement will be required prior to recording the plan. The access easement agreement may need to be revised to add the car wash.***
2. Interior landscaping. In any parking lot containing 10 or more parking spaces, except a parking garage, 10% of the total area of the lot shall be devoted to interior landscaping. Such landscaping shall be used at the end of parking space rows and to break up rows of parking spaces at least every 10 parking spaces. (§150-257.B.1) ***Sheet C-7 shows the proposed interior parking lot landscape area as 518 sq. ft., but the required interior parking lot landscape area shows 1,277 sq. ft. Please revise.***
3. Note #7 – 150-138.B states “Notwithstanding the limitation of Subsection A, uses that are designed to be an integral part of a shopping center may be located on separate lots that shall have a minimum lot area of 10,000 square feet, provided that the aggregate area of all of the lots included as part of the shopping center have a minimum area of five acres.” ***Since the car wash will be sharing stormwater facilities with the bank, the bank’s lot size shall be added to the plan to show that the entire shopping center is a minimum of 5 acres. See 150-351.B.***
4. A lighting plan should be submitted in accordance with the Zoning Ordinance. (§150-233 & §150-255)
5. All proposed signs shall conform to §150-282 and the Permitted Permanent Sign Chart for the Regional Commercial zone unless a variance is obtained from the Zoning Hearing Board.
6. The statement indicating proposed waivers must be revised, prior to recording of the plan, to acknowledge the outcome of the requested waiver. (§121-14.D.14 & §121-15.D)
7. A sewer facilities plan revision (plan revision module for land development) or supplement in accordance with the Pennsylvania Sewerage Facilities Act 537 of 1966, as amended. (§121-14.E.2 & §121-15.F.3) ***A sewer planning module must be submitted and approved by PA DEP prior to recording the plan.***
8. A stormwater management plan in accordance with Chapter 113, Stormwater Management, as amended. (§121-14.E.3 & §121-15.E) ***Please submit 2 copies of the Stormwater Management Plan – ie. 1 for the Township Engineer and 1 for the Township’s LD file.***
9. Plans will need to be signed and sealed by a professional engineer, surveyor, landscape architect. (SLDO: 121-15.F)
10. Financial security required. (§121-17)
11. Maintenance guaranty required. (§121-19)
12. As-built plans required. (§121-21) ***Prior to obtaining any Certificate of Use and Occupancy, 2 copies of an as-built plan must be submitted to the Township office.***

13. An Erosion and Sedimentation Control Plan will need prepared for the site along with an approved NPDES Permit. (§113-18.E.5) **Verification must be provided that the York County Conservation District has approved the plan.**
14. Provide infiltration testing. (§ 113-17.N)
15. Estimated project time schedule required. (§113-18.E.4) **Please provide a response letter.**
16. Soil erosion and sediment control plan is required. (§113-18.E.5)
17. The SWM site plan shall include an operation and maintenance (O&M) plan for all existing and proposed physical stormwater management facilities. This plan shall address long-term ownership and responsibilities for O&M, as well as schedules and costs for O&M activities. (§113-18.E.9)
18. A notarized signature of the owner of the parcel for which the SWM site plan is proposed indicating that they are aware of and will be responsible for operation and maintenance of the facilities. (§113-18.E.11)
19. An as-built plan will be required. (§113-25) **Please provide 2 copies to the Township for distribution to the Township Engineer and to retain in the Township's file.**
20. An Operation and Maintenance Agreement (O&M) will be required for this plan. (§113-26)
21. Access into and out of the property shall allow for the maneuvering of the largest piece of fire apparatus in the West Manchester Township fleet. **Specifics for the largest piece has been provided to the applicant's engineer by WMT Fire Chief Laughman. Please indicate this on the plan.**
22. Logan's parcel shows 4,432 AC on each page. **Please revise to 4.432 AC.**
23. The building shall have a single Knox Box installed near the entrance to the employees' office. The box shall be installed 5' above grade.
24. 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)
25. 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)
26. All administrative items shall be addressed prior to plan recording (payment of all invoices, purchasing of EDUs, etc.)
27. All final plans, as recorded, shall be submitted in electronic format (i.e. PDF)

SECOND: by Patrick Hein

MOTION PASSED: (4-0)

T-841 Final Subdivision Plan for West Manchester Town Center located at 200 Town Center Drive (1800 Loucks Road).

Mr. Grant Anderson of Site Design Concepts, Inc. presented the plan. Mr. Anderson explained to the Planning Commission members that this subdivision plan was to create a new tax parcel around the existing Kohl's tenant space. No new construction or sewer connections are included in this plan. There is a reciprocal easement agreement between the residual mall property and the outlying parcels with regards to shared parking spaces/maintenance, stormwater and snow removal. More than 400 parking spaces surrounding Kohl's store will be included in the tax parcel to meet the parking requirements of the Zoning Ordinance. Mr. Anderson explained that the applicant is requesting three (3) waivers: to

waive the required Preliminary Plan, to waive the maximum plan sheet size, to waive the requirement to show all improvements within two-hundred feet (200') of the property.

MOTION: by Ronald Ruman to recommend the Board of Supervisors grant the following waivers:

W1. Preliminary Plan. (SLDO: §121-9)

W2. Maximum plan sheet size. (SLDO: §121-14.A.3) Plan is on 30"x42" drawing sheets.

W3. Improvements within 200' must be shown on the plan. (SLDO: §121-14.C.3 & 4; §121-15.C)

SECOND: by Patrick Hein

MOTION PASSED: (4-0)

MOTION: by Patrick Hein to recommend the Board of Supervisors approve the Final Subdivision Plan for West Manchester Town Center subject to the outstanding comments being addressed prior to recording the plan:

1. The plan should note the number of parking spaces that are located on proposed Lot 12 (§121-14.D.4 & §121-15.D)
2. 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)
3. 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)
4. The seal and dated signature of the registered surveyor and/or engineer responsible for the plan, indicating that the survey and/or plan is correct must be provided on the plan. (§121-14.G.2)
5. Note #1 on the plan "leases" should be changed to **leased**.
6. Note #8 on the plan "Section 150-39.B" under Proposed lot width Lot 12 must be revised to **Section 150-139.B**.
7. Impervious Surface Area Tabulation table Residual Lot 1 Impervious Lot Coverage shows 63%. **The math works out to 61%, please revise.**
8. All administrative items shall be addressed prior to plan recording (payment of all invoices, etc.)
9. All final plans, as recorded, shall be submitted in electronic format (i.e. PDF)

SECOND: by Ronald Ruman

MOTION PASSED: (4-0)

MOTION: by Ronald Ruman to adjourn the meeting since there was no additional business to review.

SECOND: by Patrick Hein

MOTION PASSED: (4-0)

Meeting adjourned at 7:20 p.m.