

MINUTES
WEST MANCHESTER TOWNSHIP
PLANNING COMMISSION
DATE: February 12, 2019

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

APPROVAL OF MINUTES

MOTION: by Fred Walters to approve the January 8, 2019 meeting minutes.

SECOND: Patrick Hein

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

ZONING HEARING BOARD CASES

ZHB Case 19-03 - Xiu Yu Jiang (Mikado Grill & Sushi) for Manchester Equities, LP requests a Variance of Section 150-283 Permitted Signs (Sign Chart P-9D for Individual Uses within any shopping center complex attached) **located at 2185 York Crossing Drive** (Tax Map: JH; Parcel: 0056N) in the Regional Commercial (RC) Zone.

Mr. Lin of Mikado Grill & Sushi presented the request. Mr. Lin explained that he is requesting a variance to increase the size of an attached sign on the front and rear of his tenant space. Ms. Sampere explained to the Planning Commission members that the Zoning Ordinance allows a maximum of ¼ sq. ft. per linear feet of wall to which the sign shall be affixed. The tenant space is nineteen feet (19') wide. The maximum size of an attached sign by Ordinance regulations would be 4.75 sq. ft. Mr. Lin proposed a 53.3 sq. ft. attached sign on the front of the building and a 5.42 sq. ft. attached sign on the rear of the building. Mr. Lin explained that a sign smaller than what he is proposing would be difficult to view from the street. Mr. Hein stated that other tenants in the same building have presented variance cases for attached signs due to the same scenario.

MOTION: by Patrick Hein to recommend the Zoning Hearing Board approves the variance request to increase the attached signs for Mikado Grill & Sushi, as presented.

SECOND: by Ronald Ruman

MOTION PASSED: Unanimously (4-0)

ZHB Case 19-04 - Hillside Commercial, LLC requests a Variance of Section 150-51 Permitted Uses to allow beverage bottling, storage and office space **located at 1940A Carlisle Road** (Tax Map: 09; Parcel:0007A) in the R-3 Residential Zone.

Attorney Timothy Ruth of Stock and Leader presented the variance request along with property owners Patrick Shorb and Bill Shorb. Attorney Ruth explained that this property is located in the R-3 Residential zone situated on approximately half of an acre. The existing building is seventy-four feet (74') by sixty-four feet (64'). The property was originally owned by York Federal Savings and Loan. In 1973, a variance was granted to erect a building to house a computer center for York Federal Savings and Loan. The building was later occupied by Matrix Publishing; but has been vacant since 2010. The current owners purchased the property on January 24, 2019. Attorney Ruth explained that the property could not be used for residential purposes, as it is not designed for residential use, nor does it appear residential in

nature. The owners are proposing a small-scale beverage bottling operation with office space and storage for Vodka. No distilling would take place on the property. There would be no noise outside of the building. The proposed number of employees would be less than ten (10). Mr. Patrick Shorb explained that there are two (2) owners, one (1) sales person and three (3) employees in the bottling area. Attorney Ruth explained that this request would not be a special exception to substitute one non-conforming use to another non-conforming use because the traffic for the proposed use will be more intensive than the original variance. There will be deliveries and pick-ups by box truck, as tractor trailers will not be able to access the property due to their size. There will be no retail sales on the site. Mr. Shorb explained that sewage usage will be approximately 1,000 gallons per year. Sewer usage will be from the employees' restroom and lunchroom facilities. Currently there are eight (8) parking spaces on site, including one (1) handicapped parking space. There is potential for parking spaces to be painted to the rear of the building, but for the number of proposed employees, it is not required. Mr. Shorb explained that he would be agreeable to adding vegetative screening to the rear of the property to create a buffer between the property and the adjacent residential properties.

MOTION: by Ronal Ruman to recommend the Zoning Hearing Board approves the variance request subject to appropriate vegetative screening being planted between the property and the adjacent residential properties.

SECOND: by Patrick Hein

MOTION PASSED: Unanimously (4-0)

NEW BUSINESS

REVISED Zoning Ordinance Text Amendment within the Agricultural Zone and Quarry Zone. Solar Energy Farms

Attorney Andrew Miller of MPL Law Firm presented the revised Zoning Ordinance Text Amendment proposal for Solar Energy Farms located within the Agricultural Zone and the Quarry Zone. Attorney Miller explained that the he and his client had met with the York County Planning Commission (YCPC) prior to their meeting last month and asked them to pull the request from their agenda based on their staff's report for recommendation not to adopt the text amendment as previously written. Attorney Miller and his client revised the draft based on YCPC's comments and made changes to the definition of the solar energy farm. The changes also removed the proposed solar energy farm from the Rural Residential Zone and added language stating the Board of Supervisors may require opaque fencing to visually screen the solar energy farm from adjacent public streets or residential uses. Changes were made to the regulations to address how solar energy farms and the agricultural use, including a farm dwelling, would not create more than one (1) principal use. The revisions also addressed the low-impact operation of a solar energy farm and the compatibility of preserving prime agricultural soils.

MOTION: by Patrick Hein to recommend the Board of Supervisors approve the revised draft of the Zoning Ordinance Text amendment for the definition of Solar Energy Farms and the proposed permitted use in the Agricultural Zone and Quarry Zone.

SECOND: by Fred Walters

MOTION PASSED: Unanimously (4-0)

Being that there was no additional business, the meeting adjourned at 7:57 p.m.