

MINUTES
WEST MANCHESTER TOWNSHIP
PLANNING COMMISSION
DATE: March 11, 2025

The meeting was called to order by David Beecher at 7:00 p.m.

ATTENDANCE

Planning Commission Members:

David Beecher, Chairman – Present
Patrick Hein, Vice-Chairman – Present
Felicia Dell – Present
Rainer Niederoest, Dawood Engineers – Present

Staff:

Matthew Biehl – Present
Fred Walters – Present
Rachelle Sampere, Zoning Officer – Present

Tonight's Planning Commission meeting was held in person. The meeting was broadcasted over Zoom for viewing purposes only.

APPROVAL OF MINUTES

MOTION: by Matthew Biehl to approve the January 14, 2025, Planning Commission meeting minutes.

SECOND: by Fred Walters

MOTION PASSED: Unanimously (5-0)

ZONING HEARING BOARD CASES

ZHB 25-04 West York Area School District – requests a special exception §150-289 to alter an existing nonconforming use (athletic field) in the Local Commercial Zone and a variance §150-302.A.3 to permit a period of up to 24 months to obtain a building permit **located at 1800 Bannister Street** (Tax Map: 02; Parcel: 0069) in the Local Commercial Zone and Open Space Zone.

Mr. Brian Bingeman of Turf, Track and Field presented the special exception and variance requests. Mr. Bingeman explained that the school district's plans evolved. The proposed softball field at the Trimmer Elementary school site is no longer an option. The school district is now proposing to replace the existing soccer field at the main campus' northeast corner of the property along North Adams and Bannister Street with a girls' softball field, which is located in the Local Commercial Zone. Mr. Bingeman explained that he met with Township staff, and it was determined that a special exception would be necessary to alter the existing nonconforming use (athletic field associated with a public school). He explained that they are also requesting a variance to allow up to 24 months to obtain a building permit for the proposed work rather than the six months that the Zoning Ordinance requires in association with a special exception approval. Mr. Bingeman explained that the school district is also proposing two dugouts, a batting cage, a concession stand and associated walking paths as part of this alteration. The proposed alteration will be shown on the final land development plan if the Zoning Hearing Board grants the special exception and variance requests. There is an existing fence along Bannister Street and North Adams Street. The proposed softball field will be inside that area and will not interfere with the clear sight triangle of the intersection. The existing soccer field scoreboard will be used.

MOTION: by Felicia Dell to recommend the Zoning Hearing Board grant the special exception, as presented.

SECOND: by Patrick Hein

MOTION PASSED: Unanimously (5-0)

NEW BUSINESS

T-897 Preliminary/Final Land Development Plan for Trimmer Campus Improvements for West York Area School District – to depict the proposed construction of a parking lot and field house, the resurfacing, addition and replacement of associated athletic fields and features and other associated improvements **located**

at 1900 Brenda Road (Tax Map: JG; Parcel: 0060B) in the Open Space Zone. Withdrawn by the Applicant.

Zoning Officer Sampere informed the Planning Commission members that she had received a request from the Applicant to withdraw the final land development plan for the Trimmer campus improvements.

Since the applicants attended tonight's meeting, Zoning Officer Sampere asked them if the school district was still willing to partner with the Township to address the Township Residents' concerns regarding stormwater runoff along Brenda Road since, they had previously committed to doing so. Mr. Bingeman and Mr. Ludwig stated that they would need to discuss that with the school board members.

T-898 Preliminary/Final Land Development Plan for Main Campus Improvements for West York Area School District – to depict the proposed construction of a new track, new parking, improved vehicular circulation, new athletic fields, stormwater management facilities and associated improvements **located at 1800 Bannister Street** (Tax Map: 02; Parcel: 0069) in the Open Space Zone and Local Commercial Zone. Review/Action.

Mr. Brian Bingeman of Turf, Track and Field presented the land development plan. Mr. Bingeman explained that this version of the plan depicts the proposed softball field at the northeast corner of the property in addition to the previously proposed alterations and renovations to the site including the stadium turf field, turf practice field, accessory buildings, access drives, parking alterations, fencing, stormwater, etc. Ms. Sampere informed the Planning Commission members that she found an error on the plan showing an increase of impervious area to 64.6% rather than what was previously approved by the Township's Zoning Hearing Board which was a maximum of 64.3% impervious area. Ms. Sampere stated that she met with Mr. Bingeman and Mr. Holmes and discussed that any new impervious area would require a variance from the Zoning Hearing Board. Mr. Holmes stated that this error was an oversight on the plan and he informed the engineer on the project that any new areas would need to be pervious paving as well as some existing paved areas would need to be replaced with pervious paving to offset the proposed lot coverage from the proposed dugouts, concession stands, bleachers and walkways. The Township Planning Commission members once again discussed the proposed access drive at the property's southern property line. They were concerned with the proposed traffic exiting the Township and entering the West York Borough at Michigan Alley. The applicant's traffic engineer provided a letter indicating that there would be a very short window of time where the traffic would increase in that area due to parent/student drop-off and parent/student pick-up twice a day. The proposed access at the southern property line is not intended as a thoroughfare and will be gated. Ms. Sampere informed the Planning Commission members that the Township's Public Works Superintendent spoke with someone at the West York Borough office to confirm that they were aware of the land development plan as well as the proposed increase in traffic as a result of the plan. Mr. Holmes informed the Planning Commission members that the applicant plan has already received conditional approval from the West York Borough Council. The Planning Commission members also discussed the proposed stormwater management for the project. Rainer Niederoest of Dawood Engineers explained that the plans indicate that they are reducing the amount of stormwater exiting the site by installing the infiltration under the proposed turf fields as well as interlinking three (3) subsurface stormwater control measures throughout the site. Mr. Bingeman stated that the post-development stormwater conditions are better than the pre-development conditions. They are planning to localize control with the improvements being made. Mr. Bingeman stated that the permeability rate of the turf areas will be no less than ten inches per hour as per the project manual. Mr. Bingeman agreed to add a note on the land development plan to memorialize that condition. Mr. Biehl reminded Mr. Bingeman that the note on sheet 14 of 40 and 15 of 40 showing "grass/overflow parking area" must be removed since that area is depicted as a surface infiltration basin for stormwater management. Mr. Bingeman and Mr. Holmes both said that would be corrected prior to the plan being submitted for recording. Ms. Dell noted that there were several waivers being requested with the plan and asked if staff and the Township Engineer were comfortable with their requests. Mr. Niederoest advised that the applicant had addressed Dawood's concerns and Dawood Engineers was comfortable with the waiver requests. Mr. Randy Drais of Hayward Road was in attendance and asked the Planning Commission once again if the applicant had proven a hardship for the increased impervious area. Ms. Sampere explained that the applicant had received a variance from the Zoning Hearing Board to allow up to 64.3% impervious area on the property. She also explained that

anyone aggrieved by the Zoning Hearing Board's decision had thirty (30) days from the date of the Zoning Hearing Board's decision to file an appeal at the York County Court of Common Pleas. No appeal had been filed. The Zoning Hearing Board's decision stands. Mr. Drais also discussed his concern regarding PFAs and forever chemicals getting into the water system from the proposed turf fields. Dr. Beecher informed Mr. Drais that the Planning Commission does not regulate PFAs or forever chemicals and that may be under the Pennsylvania Department of Environmental Protection's purview. No other Township residents were in attendance to comment on this plan.

MOTION: by Matthew Biehl, and amended by Felicia Dell, to recommend the Board of Supervisors approved the final land development plan subject to the applicant adding a note on the plan regarding the minimum permeability rate of the turf to be greater than ten inches per hour, that the applicant correct the grass/overflow parking note on the plan and that all outstanding comments and waivers are addressed prior to the plan being recorded.

SECOND: by David Beecher

MOTION PASSED: 4-1 (Walters opposed)

MOTION: by Felicia Dell to recommend the Board of Supervisors grant the following requested waivers:

- W1. §121-9 Preliminary Plan. Dawood agrees with this waiver. (Dawood Review Memo #2)
- W2. §121-14.A.2 Dimensions for entire tract boundary. Dawood has no objections to the waiver. (Dawood Review Memo #2)
- W3. §121-14.B.11 To not provide existing lot line markers/ monuments along the perimeter of the existing tract. Dawood has no objections to this waiver. (Dawood Review Memo #2)
- W4. §121-14.C.2 To not provide existing adjacent landowners and adjacent recorded plans for the subject property. The applicant wants to provide only the existing landowners and recorded plans for the subject property where the improvements are to take place due to the relatively large size of the tract. Dawood recommends the Township require the developer to provide all such information on adjacent parcels within 200 feet of the proposed improvements shown on the plans. (Dawood Review Memo #2)
- W5. §121-14.C.3.a To not provide location and width of existing driveways on the subject property within the areas of the proposed improvements. The applicant wants to provide location and width of existing driveways on the subject property within the areas of proposed improvements due to large size of the tract. Dawood agrees with this waiver. Dawood recommends the Township require the developer to provide at least approximate locations and widths of driveways within 200 feet of the proposed improvements using an aerial image of adequate scale and resolution to distinguish such features. (Dawood Review Memo #2)
- W6. §121-14.C.4.a Location, Name & Dimension of Existing Streets, Access Drives & Driveways on site. The applicant wants to provide location, name and dimensions for existing streets, access drives and driveways on the subject property within the areas of proposed improvements due to the large size of the tract. Dawood recommends the Township require the developer to provide at least approximate dimensions of such within 200 feet of the proposed improvements using an aerial image of adequate scale and resolution to distinguish such features. The aerial on the "Existing Conditions Plan – Aerial" sheet (03 of 39) included in the plan set shows the names of such features, but the scale does not allow for the determination of dimensions. (Dawood Review Memo #2)
- W7. §121-15.C Existing features within 200 feet of the subject property. The applicant wants to provide existing features on the subject property within the areas of the proposed improvements only. As with waivers 4 thru 6, Dawood recommends the Township require the developer to provide aerial image of adequate scale and resolution. The current image and scale of sheet 03 of 39 (1" equals 100') is inadequate for distinguishing even objects as large as a car. (Dawood Review Memo #2)
- W8. §121-23.R.1 Access Drives do not require a specific right-of-way; however, the minimum cartway width shall be 24 feet. The emergency driveway has cartway width of 12 feet.
- W9. §121-25 Curbs and Sidewalks. To provide sidewalk circulation and curbing throughout the site with lot frontage to remain as existing with no new sidewalks. The applicant wants to provide sidewalk

circulation and curbing throughout the site with lot frontage to remain as existing with no new sidewalks. Curbing will be provided throughout the site in areas of proposed parking improvements. Though Dawood agrees the walking access through and in many cases around the site is better than some locations in the Township, we recommend requiring sidewalk and curbs along Bannister Street and the portion of Michigan Alley between North Sumner and Seward Street. (Dawood Review Memo #2)

M1. §113-17.H.1 Inlet gutter spread greater than ½ the travel lane.

SECOND: by Matthew Biehl

MOTION PASSED: 4-1 (Walters opposed)

DISCUSSION

Ms. Sampere informed the Planning Commission members that the Comprehensive Plan Steering Committee has reviewed the fifth draft version of the Comprehensive Plan and has found it acceptable to forward onto the West Manchester Township Planning Commission and the York County Planning Commission for their review. Please begin to review it and make note of any recommendations you have for potential changes to the document to be discussed at the next Planning Commission public meeting. The public meeting will be advertised in the local York newspapers as well as on the Township website. A draft of the draft document will be made available for public viewing as well.

ADJOURN

MOTION: by Patrick Hein to adjourn the meeting.

SECOND: by Fred Walters

MOTION PASSED: Unanimously (5-0)

The meeting adjourned at 8:40 p.m.