

MINUTES  
WEST MANCHESTER TOWNSHIP  
PLANNING COMMISSION  
DATE: April 13, 2021

The meeting was called to order by Ronald Ruman at 7:00 P.M. Members present: Richard Gordon, Patrick Hein and Fred Walters; Others present: Rachelle Sampere, Township Zoning Officer and Thomas Godfrey, PE from Dawood Engineers (via Zoom)

Tonight's Planning Commission meeting was not held at the Township Building due to the COVID-19 pandemic and the Governor's recommendations for large groups not to gather indoors; instead, the meeting was held via the "Zoom" application and broadcasted live over the West Manchester Township Parks & Recreation Facebook page.

**APPROVAL OF MINUTES**

MOTION: by Fred Walters to approve the March 9, 2021 meeting minutes.

SECOND by: Patrick Hein

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

**ZONING HEARING BOARD CASES**

**ZHB Case #21-10 – Ronald James** – requests a variance of §150-212 to allow an accessory structure to exceed the maximum height allowed (15 feet) to a requested height of 24 feet **located at 820 Stoverstown Road** (Tax Map: GG; Parcel: 44G) in the Open Space Zone.

Mr. James presented the variance request. He stated that he needs a building of increased height to store his business equipment. He stated that he needs a fourteen-foot-high garage door with sixteen-foot-high walls to allow for the garage door opener. The trucks he wants to store in the proposed building is 12 feet high. Mr. James owns and operates James Family Tree Service. He said that he obtained a variance to establish his home and business on the property at 820 Stoverstown Road prior to purchasing the property in 2003. The property was formerly the fire station in Bair. Mr. Ruman noted the case summary provided in the Planning Commission's packets listed the previous Zoning Hearing Board cases for the property. Mr. Ruman asked if the proposed building will be large enough to store all the business equipment. Mr. James stated that he believed the building will be large enough, but he will not know for certain until he begins to use it. He currently has four trucks, a tractor, a skid steer, a stump grinder, multiple trailers, a bucket truck and more than one chipper. Mr. Ruman stated that he was not sure that this variance will do the trick to store Mr. James' equipment, as the existing variance requires that only the woodchipper be stored outside. Mrs. Crystal James commented that Mr. James is an asset to the community and helps his neighbors without hesitation. She is unaware of any complaints made to the Township. Mrs. James asked how is storing his company trucks outside any different than his neighbors bringing home their company vehicles and storing them in their driveway? Mr. Hein stated that the existing variance from 2003 is in place. The current variance request is to allow a proposed accessory structure to exceed the maximum height of 15 feet. The variance is not regarding the size of the building. This is what we need to consider this evening. This variance application is not to address whether business equipment can be stored outside or not. That was covered in Zoning Hearing Board case 03-14.

MOTION: by Patrick Hein to recommend the Zoning Hearing Board grant the variance request to allow an accessory building to exceed the maximum height of 15 feet to a requested maximum height of 24 feet and that the conditions of approval for Variance 03-14 stand.

SECOND: by Fred Walters

MOTION PASSED: 3-1 (Ruman)

**ZHB Case #21-11 – Pasadena Sign Company for Auto Spa Express –** requests a variance of §150-283.B Permitted Permanent Sign Chart P-8E to exceed the maximum number and size for attached business signs **located at 2140 York Crossing Drive** (Tax Map: JH; Parcel: 0056S) in the Regional Commercial Zone.

Mr. Jerry Sterling of Pasadena Sign Company presented the variance request. Mr. Sterling stated that the Zoning Ordinance allows four attached signs per street frontage plus four attached signs on one non-frontage wall when the building has only one street frontage. The maximum area allowed is 6% of the wall to which the sign is attached and not to exceed 200 square feet per wall, for all signs. The building is situated between Carlisle Road and a private access drive. Mr. Sterling stated that the request for additional signs is so that the facility is visible for vehicles travelling on Carlisle Road. North elevation = 1 sign at 28 square feet which is permitted by ordinance. West Elevation = 2 signs totaling 90.58 square feet which are permitted by ordinance. South Elevation = 5 signs totaling 64.18 square feet which exceeds the number and sign area allowed by the ordinance. East Elevation = 3 signs totaling 138.58 sq. ft. which exceeds the number allowed by ordinance. The Planning Commission members stated that they all understand the need for additional signs to make the building visible to the public.

MOTION: by Richard Gordon to recommend the Zoning Hearing Board grant the variance of Section 150-283.B Permitted Sign Chart P-8E as presented.

SECOND: by Patrick Hein

MOTION PASSED: 4-0

## **NEW BUSINESS**

**T-863 Reverse Subdivision for Lands of Joseph C. Stump & Glendora M. Stump** to join two parcels along Woodberry Road and West College Avenue creating one parcel of 250.285 acres in the Quarry and Agricultural Zones.

Mr. William Schneider, Civil Engineer with TRC Companies, presented the reverse subdivision plan. Mr. Schneider stated that the reverse subdivision was necessary to move forward with the land development plan, T-860 Cottontail Solar 8, LLC, for the proposed solar energy farm. Also on the zoom meeting was Mr. Terry Stump, son of the owners listed on the plan. For clarification, Glendora M. Stump is living, however Joseph C. Stump is deceased. Mr. Ruman stated that he remembered the lot consolidation plan was a condition of approval for the proposed land development plan. Mr. Schneider stated that this plan would create a parcel of approximately 250 acres. Ms. Sampere stated that during the in-house staff review, the outstanding comments were discussed with the applicant. The applicant had no exceptions to the outstanding review comments.

MOTION: by Richard Gordon to recommend the Board of Supervisors approve the reverse subdivision plan subject to the following outstanding comments being addressed prior to recording the plan:

**Zoning Ordinance (ZO):**

No comments.

**Subdivision and Land Development Ordinance (SLDO):**

1. Dimensions for the entire tract boundary shall be in feet and decimals; bearings shall be in degrees, minutes and seconds. Lot line descriptions shall read in a clockwise direction. The plan shall include a signed statement by a registered surveyor that the description is based upon a survey and does not have an error of closure greater than one foot in 10,000 feet. (See Appendix No. 1)...§121-14.A.2. **Lot line descriptions shall read in a clockwise direction, please revise.**
2. The sheet size shall be no smaller than 18 inches by 22 inches and no larger than 24 inches by 36 inches. If the plan is prepared in two or more sections, a key map showing the location of the sections shall be placed on each sheet, and a master sheet shall be provided. If more than one sheet is necessary, each sheet shall be numbered to show the relationship to the total number of sheets in the plan (e.g. sheet one of five). §121-14.A.3. **Please provide a master sheet.**
3. The proposed project name or identifying title. §121-14.B.1 **Please add Final prefix to the title and on all sheets of the plan.**
4. The name and address of the owner, authorized agent of the tract, the developer and the firm that prepared the plans. §121-14.B.3. **Please include the name and address of the developer, Lightsource BP on Sheet 1 of the plan.**
5. The map and lot number assigned to the property by the York County Tax Assessment Office. §121-14.B.5 **On Sheet 1 of 5, please include a block for the Tax Assessment Office to provide the new Parcel ID Number for the combined lot.**
6. The location and description of existing lot line markers and monuments along the perimeter of the entire existing tract. §121-14.B.11. **Please note what type of marker or monument is to be set at all locations where they do not presently exist.**
7. §121-14.C.3.a The names of existing rights-of-way and cartways for streets, access drives, driveways and service streets. **On sheets 3, 4 and 5, please add the name of the street under the 50' wide right-of-way. Please also add the cartway width of 26 feet. (Alpha Drive)**
8. The location and size of the following features and related rights-of-way; sanitary sewer mains, water supply mains, fire hydrants, buildings, swales, watercourses, bodies of water, floodplains, stormwater management facilities and wooded areas. §121-14.C.4.b. **Please check on existence of water and sewer lines in West College Avenue and Woodberry Road.**
9. §121-14.D.2 **Please add a lightning strike to all applicable sheets of the plan indicating the joining of the 2 parcels of land.**
10. §121-14.D.14. **Please add a statement on the plan indicating any proposed waivers.** This statement must be revised, prior to recordation of the plan, to acknowledge the outcome of the requested waiver.
11. §121-14.E.2 A sewer facilities plan revision or supplement in accordance with the Pennsylvania Sewerage Facilities Act 537 of 1966, as amended. Please provide sewer

- planning documentation for the SEO to review. Add a non-building waiver note to Sheet 1 of 5.
12. Impact statements. §121-14.F **Please provide impact statements in regards to traffic and recreation or request a waiver.**
  13. Certifications and notifications. Where the land included in the subject application has an electric or telephone transmission line, a gas pipeline or a petroleum products transmission line located within the tract, the application shall be accompanied by a letter from the owner or lessee of such right-of-way, stating any conditions on the use of the land and the minimum building setback and/or rights-of-way lines. This requirement may also be satisfied by submitting a copy of the recorded agreement. §121-14.G.1 **Please provide letters from the various utilities or a copy of the recorded agreements.**
  14. Applicable plan notations. §121-14.G.3 (See Appendix No. 7) **Please add notes to Sheet 1 of 5 for Future Improvements, Existing Buildings, Sanitary and/or Storm Sewer Easements.**
  15. A statement acknowledging municipal action. §121-14.G.4. (See Appendix No. 5) **On Sheet 1 of 5, please remove one of the owner's signature blocks and add a signature block for the Township Engineer.**
  16. Notice from the Pennsylvania Department of Environmental Protection that a sewer facilities plan revision or supplement has been approved. §121.15.F.3. **A waiver should be requested.**
  17. Improvement guaranties in accordance with Article V. §121-15.F.9 **Improvement guaranties will be required prior to the recording of the plan.**
  18. Financial Security. §121-17 **Financial security is required prior to recording the plan. Provide financial security for all property boundary markers to be set, or install all markers prior to recording the plan.**
  19. Engineering escrow shall be delivered to the Township, prior to recording the plan, in the form of a check payable to the Township in the amount equal to 3.5% of the bond or other security. If the amount furnished is not sufficient to cover inspections, administrative and other related costs, the applicant shall furnish additional amounts from time to time, when notified to do so. §121-17.D **Provide engineering escrow prior to recording the plan.**
  20. Maintenance guaranty. §121-19. **A maintenance guaranty will be required. Provide financial security for all property boundary markers to be set, or install all markers prior to recording the plan.**
  21. §121-25. Sidewalks and Curbs. Sidewalks and curbs shall be provided along the frontage of the entire property unless a waiver of this standard is granted in accordance with §121-11.

**General Comments:**

1. 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)
2. All administrative items shall be addressed prior to plan recording (payment of all invoices, etc.)
3. All final plans, as recorded, shall be submitted in electronic format (i.e. PDF)
4. Please add a signature block to the title page indicating that the land development plan was reviewed by the York County Planning Commission. Please include a signature line and date reviewed line.

5. A new legal description for the combined lot should be recorded with the plan so that the County Tax Maps are updated.

SECOND: by Fred Walters

MOTION PASSED: 4-0

### **DISCUSSION**

There was no additional discussion.

MOTION: by Fred Walters to adjourn the meeting.

SECOND: by Patrick Hein

MOTION PASSED: 4-0

Meeting adjourned at 8:00 p.m.