

MINUTES
WEST MANCHESTER TOWNSHIP
PLANNING COMMISSION
DATE: May 13, 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 – Absent
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 Patrick Hein to approve the April 8, 2025, 2025, Planning Commission meeting minutes.

SECOND: by Felicia Dell

MOTION PASSED: 3-0 (Abstain – Biehl)

ZONING HEARING BOARD CASES

ZHB 25-07 – RTK Investments, LLC – requests a special exception §150-289 to alter and expand an existing nonconforming use (automobile sales and service/trailer sales and service) by 19% **located at 4267 West Market Street** (Tax Map: 14; Parcel: 0026) in the Local Commercial Zone.

Mr. Eric Johnston of Johnston and Associates, Inc. presented the special exception request on behalf of his client, Mr. Ben Sowers who is the owner of the property located at 4267 West Market Street. Mr. Johnston stated that the existing nonconforming use, automobile sales and service, has been on the property for many years. Mr. Sowers began leasing the property in 2012 and purchased it in 2018. The special exception request is to alter the existing nonconforming use by 19% consisting of the removal of the existing 676 square foot garage and to construct a 40'x28' building in the same location. This would allow the employees to complete the automobile services within a wholly enclosed building. They currently perform repairs outdoors. The project includes relocating an existing storage shed to another location in the rear yard area. Mr. Johnston stated that there is currently a vinyl privacy fence that separates the subject property from the adjacent residential properties behind it. The applicant is proposing to add evergreens as a screening buffer along the rear property line. There are no changes proposed to the existing entrance and parking area. There will be some renovations to the existing sales office building. Ms. Sampere informed the Planning Commission that a land development plan would not be required for this project since the alteration/expansion is less than the 20% threshold. The property owner would be required to mitigate stormwater runoff from any increased impervious area.

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

SECOND: by Patrick Hein

MOTION PASSED: Unanimously (4-0)

NEW BUSINESS

4267 West Market Street – Request for Substitute Screening – to consider a request from Johnston and Associates, Inc. on behalf of the property owner, RTK Investments, LLC, for the Planning Commission to recommend the Board of Supervisors allow an existing 6' high vinyl privacy fence to act as the required

screening barrier and further supplement the screening with 8 evergreen trees (minimum height of 6 feet at planting) in accordance with Zoning Ordinance §150-278 **located at 4267 West Market Street** (Tax Map: 14; Parcel: 0026) in the Local Commercial Zone.

Mr. Johnston of Johnston and Associates, Inc., presented this request in conjunction with the above-mentioned Zoning Hearing Board case on behalf of the property owner. Mr. Johnston noted that Zoning Ordinance §150-278.B gives the Board of Supervisors the ability to grant screening substitutions when the applicant can prove that the general public interest and adjoining properties would better be served by one of the following substitutions: evergreens, (trees, hedges, shrubs) planted at existing grade level, fences or a combination of the above materials. Mr. Johnston stated that there is an existing 6' high vinyl fence enclosing the rear yard area. The properties to the rear of the subject property are zoned R-3 Residential. §150-97 requires a visual screen to be provided along any adjoining lands within a residential zone. Mr. Johnston noted that typically an earthen berm two to four feet in height planted with a combination of evergreen and deciduous trees would be provided to screen the subject property from the adjoining residentially zoned properties; however, the residentially zoned properties sit higher than the subject property. Providing a berm of two to four feet would not make a difference, as the residentially zoned properties would be able to see over the screening. The property owner is proposing to plant evergreens at a minimum height of 8 feet to provide a more immediate screen in combination with the existing 6' high fence.

MOTION: by Patrick Hein to recommend the Board of Supervisors allow the substitution of staggered 8' high evergreens in addition to the existing 6' high fence for the required screening along the rear property line.

SECOND: Matthew Biehl

MOTION PASSED: Unanimously (4-0)

T-900 Preliminary/Final Land Development Plan for 1763 Colony Road Commercial – to depict a proposed 96,768 sq. ft. flex-space building and related improvements on a vacant 6.75-acre tract of land **located at 1763 Colony Road** (Tax Map: JH; Parcel: 0056T) in the Light Industrial Zone. The property will be served by public water and public sanitary sewer.

Mr. Trevor Kulynych, EIT, of Landworks Civil Design, LLC, presented the preliminary/final land development plan. Mr. Jeremy Bittinger, EIT, of Landworks Civil Design, LLC, was also in attendance to present the plan. Mr. Kulynych explained that the applicant is proposing to construct a 96,768 square foot flex-space building with associated loading docks, employee parking, and stormwater management. Ms. Dell asked what use is proposed for the site since “flex-space” is not listed as a permitted use in the Light Industrial Zone. Mr. Kulynych explained that the property would be used for warehousing/commercial storage with associated office space for employees. He explained that they are proposing a curb cut wider than 35 feet, which will require a waiver from the Board of Supervisors, in order to accommodate tractor trailer access to the site. Mr. Kulynych discussed the proposed stormwater management on site. Dr. Beecher noted that the Zoning Officer’s memo indicated many outstanding comments that must be addressed. When the Planning Commission makes a recommendation to the Board of Supervisors, they’d like to forward it to them with as few open comments as possible. Mr. Kulynych informed the Planning Commission members that they had resubmitted a plan earlier today that addressed most of the comments. He brought copies of the plans to share with the Planning Commission at tonight’s meeting. Since staff did not have a chance to review the changes made to the plan that were submitted earlier today, the Planning Commission decided to table the plan until next month’s meeting. Mr. Bittinger informed Zoning Officer Sampere that the applicant will provide a time extension waiver for the land development plan. He anticipates that the extension will expire in August 2025.

MOTION: by Felicia Dell to table the plan so the applicant can address staff’s comments prior to the next meeting.

SECOND: by Patrick Hein

MOTION PASSED: Unanimously (4-0)

T-901 Preliminary Subdivision and Land Development Plan for the Baker Road Subdivision – to depict

the proposed subdivision of a 48.640-acre parcel creating 65 residential lots and 2 homeowner's association lots, associated roads and stormwater management **located along the south side of Baker Road near the intersection with Sunset Lane** (Tax Map: JG; Parcel: 0033D) in the R-1 Residential Zone. The properties will be served by public water and public sanitary sewer.

Mr. Craig Smith, Principal, of RGS Associates briefed the Planning Commission on the proposed preliminary subdivision plan for Baker Road. Mr. Smith explained that the property was recently rezoned to the R-1 zoning classification. The subject property is a 48-acre parcel located near the intersection of Sunset Lane. The proposed preliminary subdivision consists of 65 residential lots and 2 homeowners' association lots for stormwater management. The development will be served by public water provided by Shiloh Water and public sanitary sewer which will flow to the Dover Wastewater Treatment plant. Public water would be extended along Baker Road to create a loop. Public sanitary sewer would be extended by constructing a syphon on the Dover side of the creek on Baker Road and will serve the proposed development. The proposed development will occur in two phases. Phase 1 will be the western portion of the development consisting of 35 lots. Phase 2 will be the eastern portion of the development consisting of 30 lots. Mr. Smith explained that Baker Road would be widened to 32 feet for dedication along the frontage of the proposed subdivision. Public sidewalks are also being proposed along Baker Road along the frontage of the proposed subdivision and throughout the development. Mr. Smith explained that they are proposing to construct four stormwater management facilities. Ms. Sampere informed the Planning Commission members that there are two proposed lots that do not meet the minimum lot frontage along the cul-de-sac which will require relief from the Zoning Hearing Board.

No action was taken by the Planning Commission at tonight's meeting. The applicant is planning to submit an application for relief to the Zoning Hearing Board.

Sewer Planning Module Exemption Mailer for 1722 Carlisle Road – Motion to approve, revise, table or deny a sewer planning module exemption mailer submitted by Kent Raffensberger, Environmental Planner of Johnston and Associates, Inc. on behalf of the property owners, York Area Real Estate Partners, LP for the property **located at 1722 Carlisle Road** (Tax Map: 09; Parcel: 0069) in the R-3 Residential Zone. The Applicant is proposing 1 EDU to flow to the Dover Wastewater Treatment Plant.

Ms. Sampere explained that the applicant's engineer submitted a sewer planning module exemption mailer to the Township for connection to public sanitary sewer for the property located at 1722 Carlisle Road. Dawood Engineers has reviewed the exemption mailer and recommends it be forwarded to the Board of Supervisors for action.

MOTION: by Patrick Hein to recommend the Board of Supervisors approve the sewer planning module exemption mailer and forward it to the Pennsylvania Department of Environmental Protection for their approval.

SECOND: by Matthew Biehl

MOTION PASSED: Unanimously (4-0)

DISCUSSION

There were no additional items discussed at tonight's meeting.

ADJOURN

MOTION: by Matthew Biehl to adjourn the meeting.

SECOND: by Felicia Dell

MOTION PASSED:

The meeting adjourned at 8:30 p.m.