

MINUTES
WEST MANCHESTER TOWNSHIP
PLANNING COMMISSION
DATE: August 14, 2018

The meeting was called to order by Richard Gordon at 7:03 P.M. Members present: Patrick Hein, Fred Walters, Ronald Ruman and Ron Stare. Others present: Rachelle Sampere, Township Zoning Officer

Approval of Minutes:

MOTION: by Ron Stare to approve the July 10, 2018 meeting minutes.

SECOND: by Fred Walters

MOTION PASSED: Unanimously (5-0)

ZONING HEARING BOARD CASES

ZHB Case 17-03, 1230 Roosevelt Avenue LLP c/o Ryan Woerner Request to extend the approval of the Special Exceptions and Variance for one (1) year (Tax Map: JH; Parcel: 0033) in the General Industrial (I-3) Zone.

Mr. Ryan Woerner of Stewart Properties presented the request. Mr. Woerner explained that he was asking for an extension of the previous approval to be granted because the approval process by the FAA takes approximately twelve (12) to fourteen (14) months. At the time of application last year, he was unaware of the lengthy process. Mr. Woerner explained that the property owners are ready to file for their building permit application and construction is set to begin in the next few months. Mr. Gordon asked what the procedure was for granting an extension for an expired approval. Ms. Sampere explained that the Zoning Ordinance states that unless extended by the Board the approval expires if the applicant fails to obtain a building permit or use certificate within six (6) months from the date of authorization of the variance/special exception.

MOTION: by Patrick Hein to take no action and make no recommendation to the Zoning Hearing Board members regarding this case.

SECOND: by Fred Walters

MOTION PASSED: Unanimously (5-0)

ZHB Case 18-10, Patrick Ashman, 429 N. Forrest Street requests a Variance to exceed the maximum lot coverage from the allowable 35% (Section 150-58) (Tax Map: 03; Parcel: 0159) in the R-3 Residential Zone.

Mr. Patrick Ashman presented the request to the Planning Commission. Mr. Ashman explained that he would like to remove the existing stone and pavers on his property and replace it with a concrete porch and awning. Mr. Stare asked if the stone area that was used for stormwater infiltration for a previously approved permit will be replaced elsewhere on the property if the Zoning Hearing Board would approve this request. Ms. Sampere explained that the stormwater infiltration that was required for the previous project must be replaced elsewhere on the property because the impervious area that was previously installed was not going to be removed as part of this request. The property owner is still responsible for maintaining the water runoff caused by the previous project. Ms. Sampere explained that the Township's MS4 Stormwater Inspector will work with the property owner to help him establish the best management practice (BMP) for

the proposed impervious area and to replace the required stormwater infiltration for the previous project prior to the Zoning Hearing Board meeting so the applicant may present his request and provide a stormwater infiltration plan that the Township has approved.

MOTION: by Ronald Ruman to recommend the Zoning Hearing Board approve the variance application subject to the Township's Stormwater Inspector approving the stormwater infiltration for the overall project.

SECOND: by Patrick Hein

MOTION PASSED: Unanimously (5-0)

ZHB Case 18-11 UPMC Pinnacle, 1701-1703 Innovation Drive requests a Variance to exceed the number and size allowed (Section 150-283 Chart of Permitted Permanent Signs P-2 and P-5) (Tax Map: JH: Parcel: 0019C) in the Mixed-Use Zone.

Attorney Ronald Perry of Katherman, Heim and Perry presented the request. Attorney Perry explained that variance request was to exceed the number and size allowed by the Zoning Ordinance. He also explained that his client was prepared to ask for a variance to allow two (2) directional signs to be placed within the clear sight triangle located along two (2) entrances along Roosevelt Avenue. Mr. Thomas Godfrey of Dawood Engineers spoke on behalf of UPMC, as their project engineer. Mr. Godfrey explained that the sign would be located within the clear sight triangle along Roosevelt Avenue, however their locations would not impede motorists' vision because one (1) sign would be placed at the right-in/right-out access drive and one (1) sign would be placed at the intersection where a traffic signal is going to be placed. The signs would be placed to the right of the access drives when facing Roosevelt Avenue. Motorists' vision would not be impaired when looking to the left before turning right onto Roosevelt Avenue. No signs are proposed to the left of the access drives when approaching Roosevelt Avenue. Mr. Paul Toburen of UPMC explained that the package presented is for the minimum signage necessary to help visitors navigate their facility. Attorney Perry explained that the sign package request is comparable throughout all UPMC's facilities. The necessity for multiple signs at a medical facility is greater than what the Zoning Ordinance permits. Mr. Toburen explained that even with the number of signs they have on various other UPMC campuses, hospital staff receives complaints from visitors that there aren't enough signs directing them to their desired locations. Mr. Toburen explained that the request is for the increased number of signs versus the size of the lot and the size of the building would not make the signs look out of place.

MOTION: by Fred Walters to recommend the Zoning Hearing Board approve the variance request sign package as submitted.

SECOND: by Ronald Ruman

MOTION PASSED: Unanimously (5-0)

ZHB Case 18-12 Church of the Open Door, 8 Carlisle Court requests a Special Exception to expand a pre-existing nonconformity (Section 150-289.A); a Variance to expand the nonconformity beyond the original lot (Section 150-289.A.1); a Variance to expand the nonconformity by more than 25% (Section 150-289.A.2) and a Variance to allow the impervious coverage to exceed 35% (Section 150-58) (Tax Map: 07; Parcel: 0041A) in a R-3 Residential Zone.

Mr. Eric Johnston of Johnston and Associates, Inc. presented the request. Mr. Johnston explained that the Church of the Open Door recently acquired an adjacent property located at 2210 Loucks Road where they demolished the existing single-family dwelling to prepare for this

request. Mr. Johnston explained that the Church of the Open Door is a pre-existing nonconformity located at 8 Carlisle Court. The Church of the Open Door would like to request a special exception to expand the pre-existing nonconformity. They are also requesting a variance to expand the nonconformity beyond the original lot. This would also require a variance to allow the expansion to exceed more than 25% of the existing operation. They are also requesting a variance to exceed the allowable maximum lot coverage of 35% to approximately 54%. If the special exception and variances are granted, the Church of the Open Door would then submit a reverse subdivision plan to join the lots and a land development plan to construct a parking lot along Loucks Road. No ingress/egress would be proposed along Loucks Road or Carlisle Road. Stormwater requirements would be addressed through the land development process. Mr. Ruman asked if the applicant should have applied for the reverse subdivision first to avoid asking for a variance to expand beyond the original lot. Ms. Sampere explained that the Zoning Ordinance states that the expansion of the nonconformity must be confined to the original lot. Doing a reverse subdivision and joining the lots together expands the nonconformity, therefore a variance is required.

MOTION: by Ronald Ruman to recommend the Zoning Hearing Board approve the application as submitted.

SECOND: by Ron Stare

MOTION PASSED: Unanimously (5-0)

ZHB Case 18-13, Country Meadows, Paul Lane requests a Variance to allow an accessory building (storage garage) as the permitted principal use (Section 150-51) and a Variance to exceed the maximum height of an accessory structure from 15 feet to 35 feet (Section 150-57) (Tax Map: 08; Parcel: 0007A) in a R-3 Residential Zone.

Attorney David Jones of Stock and Leader and Mr. Jeffrey Spangler of Site Design Concepts presented the request. Attorney Jones explained that rather than ask for a special exception and variance to expand the pre-existing nonconformity beyond the lot of record for Country Meadows, they would ask for a variance to allow an accessory structure (storage garage/carriage house) as a permitted principal use on the property and to allow the maximum height of the accessory structure exceed the maximum allowable height of fifteen feet (15') to a maximum height of thirty-five feet (35'). Attorney Jones explained that the carriage house is designed to look like a single-family dwelling which would not deter from the character of the existing neighborhood. County Meadows' goal is to demolish an existing building which is in disrepair on a separate lot owned by Country Meadows and construct this facility to accommodate their storage needs. Attorney Jones stated that if this variance was granted and the carriage house was constructed, it could always be turned into a single-family dwelling in the future. At this time, the building would not be connected to sewer or water.

MOTION: by Ronald Ruman to recommend the Zoning Hearing Board approves the request variance requests as submitted.

SECOND: by Patrick Hein

MOTION PASSED: Unanimously (5-0)

NEW BUSINESS

Zoning Ordinance Text Amendment within the Regional Commercial Zone

Mr. Chad Bohn of WLR Automotive Group, Inc. explained to the Planning Commission members that he met with Township Manager Kelch and Zoning Officer Sampere to discuss a

text amendment to the Zoning Ordinance Regional Commercial Zone to include car washes as a permitted use in the Regional Commercial Zone. Mr. Bohn explained that car washes are permitted in the Highway Commercial Zone but were not listed as a permitted use in the Regional Commercial Zone. Mr. Bohn explained that the purpose of the Regional Commercial Zone, as shown in the Zoning Ordinance, is to provide suitable locations for businesses that rely on a regional market area for customers. The areas designated for this zone have premium vehicular access and exposure around major interchanges of Route 30. Ms. Sampere stated that Township staff is in favor of this text amendment, as the applicant has requested that the text amendment for car washes would include the criteria listed in the special exception section under car washes. S-1. Car washes. (See Section 150-377).

MOTION: by Ron Stare to recommend the Board of Supervisors approve the text amendment to the Regional Commercial Zone to include car washes as a permitted use.

SECOND: by Fred Walters

MOTION PASSED: Unanimously (5-0)

Meeting adjourned at 8:12 p.m.