

MINUTES  
WEST MANCHESTER TOWNSHIP  
PLANNING COMMISSION  
DATE: September 14, 2021

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

Tonight's Planning Commission meeting was held in person and broadcast over the West Manchester Township Parks and Recreation Facebook page for public viewing.

**APPROVAL OF MINUTES**

MOTION: by Patrick Hein to approve the August 10, 2021, meeting minutes.

SECOND: by Fred Walters

MOTION PASSED: Unanimously (5-0)

**ZONING HEARING BOARD CASES**

**ZHB #21-23 – Pasadena Sign Company for Auto Spa Express –** requests a variance of §150-283.B Permitted Permanent Sign Chart P-9A to allow a freestanding sign for an individual use within a shopping center **located at 2140 York Crossing Drive** (Tax Map: JH; Parcel: 0056S) in the Regional Commercial Zone.

Mr. Jerry Sterling of Pasadena Signs presented the variance request. Mr. Sterling stated that his client is requesting a variance to allow a freestanding sign for an individual use within a shopping center to provide better visibility for the Auto Spa Express Car Wash. The car wash is unable to use the existing shopping center sign to advertise the business because there is no available space on it. The car wash is located between the First National Bank which has freestanding signs and the Plaza Azteca restaurant which does not have any freestanding signs. Mr. Sterling said the proposed freestanding sign would be located two (2) feet from the front property line along Carlisle Road. Due to the right of way of Carlisle Road, the proposed sign is approximately 141 feet from the center of Carlisle Road. The proposed freestanding sign will consist of a double-sided internally illuminated 55 square foot sign face and a double-sided 22 square foot digital sign on the same sign structure. The proposed height of the sign is twenty-two (22) feet four (4) inches high.

MOTION: by Richard Gordon to recommend the Zoning Hearing Board grant the variance, as requested due to their inability to use the existing shopping center sign.

SECOND: by Fred Walters

MOTION PASSED: Unanimously (5-0)

**ZHB Case #21-24 – Trone Outdoor Advertising for 3625 Mia Brae, LP –** requests a Special Exception §150-189.A and §150-315 to modify previously approved ZHB Case #19-18 to construct a double-sided billboard (1 face static; 1 face digital) **located at N. Zarfoss Drive** (Tax Map: IG; Parcel: 0058E) in the I-3 General Industrial Zone.

Mr. John Trone of Trone Outdoor Advertising presented the special exception request. Mr. Trone stated that this request was to modify the previously approved zoning hearing board case 19-18

with regards to allowing one digital sign face and one static sign face rather the previously approved two (2) static sign faces. All other details of the previous approval remain the same. The setback is still proposed to be one (1) foot from the right-of-way of Route 30. The height will remain the same as previously approved. The digital billboard face will be for the eastbound traffic heading into York. Ms. Sampere said that she spoke with the Zoning Hearing Board Solicitor, and both felt it was necessary for the applicant to make this request since the previous testimony was specific to static billboard signs rather than one (1) static and one (1) digital sign face.

MOTION: by Patrick Hein to recommend the Zoning Hearing Board grant the special exception, as requested.

SECOND: by Richard Gordon

MOTION PASSED: Unanimously (5-0)

### **NEW BUSINESS**

**T-865 Preliminary/Final Subdivision and Land Development Plan for Westgate Campus Phase 1 Proposed Professional Office Buildings** located on a 47+ acre-tract along Westgate Drive and Roosevelt Avenue in the Professional Office Zone. Briefing/Action.

Mr. Doug Gosik of Williams Site Civil and Mr. Mayur Patel of Laughner Patel and the equitable owner of this project presented a brief synopsis of the subdivision and land development plan. Mr. Gosik stated that this property consists of a forty-seven (47) acre tract parcel located in the Professional Office zone. The property is situated between Westgate Drive and Roosevelt Avenue, directly adjacent to the UPMC hospital parcel. Mr. Gosik stated that this is the first phase of the proposed Westgate Campus Development. The existing Westgate Drive will be extended approximately 670 feet ending in a "temporary" cul-de-sac which the applicant is requesting a waiver to allow it to be a permanent cul-de-sac with the understanding that it may take longer than two (2) years to extend Westgate Drive the entire way to Roosevelt Avenue. Staff met with the developer and his engineer and were supportive of the request due to the uncertain times surrounding the Covid-19 pandemic. Tom Godfrey of Dawood Engineers asked if the Township was supportive of a permanent cul-de-sac shown on the plan built to temporary cul-de-sac specifications. Mr. Gosik stated that when they met with Township staff, the Township Fire Chief, Public Works Superintendent, Township Manager and Zoning Officer were supportive of the proposed design, as the Fire Chief had indicated that the largest vehicle in his fleet would be able to turn around without difficulty. Mr. Hein asked why the proposed waiver was listed as a temporary cul-de-sac rather than a permanent cul-de-sac. Ms. Sampere said that was a typo in her memo to the planning commission members. Mr. Gosik indicated that he will revise the waiver request to include language that indicates the permanent cul-de-sac would be constructed using temporary specs due to the phased development. Mr. Gosik stated that proposed Lot 1 would be 2.81 acres with a 18,000 square foot office building, associated off-street parking, landscaping, access drive and public utilities. Proposed Lot 2 would be 4.42 acres with a 2-story office building, associated parking, landscaping, access drive and public utilities. There will also be a shared access drive between Lot 1 and Lot 2. Mr. Gosik indicated that he will be submitting a waiver request for the shared access drive as the ordinance only allows for one access drive per street frontage. Stormwater management for both lots 1 and 2 will be located on Lot 2. The applicant is preparing a sewer planning module for review by the Township staff and Township Engineer prior to next month's planning commission meet. Mr. Ruman had questions regarding the traffic study and asked if the planning commission members could review it at next month's meeting. Mr. Hein expressed concerns about traffic queueing at the intersection of Westgate Drive and Kenneth

Road for vehicles turning left onto Kenneth Road. Mr. Gosik explained that there have been scoping meetings with Penn DOT regarding the proposed development. There were no major concerns for the intersection at Westgate Drive and Kenneth Road. In Phase 2, there Mr. Ruman said that there are outstanding comments that need to be addressed prior to recording the plan shown on the synopsis provided by the Zoning Officer. Mr. Gosik explained that many of the outstanding comments are clerical changes and approvals from outside agencies that will be required prior to recording the plan. The listed comments are not deficiencies within the plan. Dr. Beecher said that he appreciated that explanation. The planning commission members felt that it was appropriate to table to plan until the next meeting so they could review the sewer planning module and traffic study. Mr. Gosik informed the planning commission members that he will be submitting that information to Township staff prior to the next planning commission meeting.

MOTION: by David Beecher to table the preliminary/final subdivision and land development plan until the October 12, 2021, Planning Commission meeting.

SECOND: by Patrick Hein

MOTION PASSED: Unanimously (5-0)

### **DISCUSSION**

There were no additional items for discussion.

MOTION: by Richard Gordon to adjourn the meeting.

SECOND: by Fred Walters

MOTION PASSED: Unanimously (5-0)

Meeting adjourned at 7:56 p.m.