

MINUTES
WEST MANCHESTER TOWNSHIP
PLANNING COMMISSION
DATE: January 14, 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 – Attendance
Not Required

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.

REORGANIZATION

MOTION: by Patrick Hein to re-elect David Beecher as Chairman of the Planning Commission for 2025.

SECOND: by Fred Walters

MOTION PASSED: 4-0 (1 Abstain – Beecher)

ACCEPTED: by David Beecher

MOTION: by David Beecher to re-elect Patrick Hein as Vice-Chairman of the Planning Commission for 2025.

SECOND: by Felicia Dell

MOTION PASSED: 4-0 (1 Abstain – Hein)

ACCEPTED: by Patrick Hein

MOTION: by Fred Walters to remove the position of Secretary from the Planning Commission since Zoning Officer Sampere acts as the Recording Secretary by preparing the meeting minutes.

SECOND: Patrick Hein

MOTION PASSED: Unanimously (5-0)

APPROVAL OF MINUTES

MOTION: by Matthew Biehl to approve the December 10, 2024, Planning Commission meeting minutes.

SECOND: by Fred Walters

MOTION PASSED: 4-0 (1 Abstain – Hein)

ZONING HEARING BOARD CASES

ZHB 25-01 – Lititz Sign Company for Paramount Newco Realty - requests a variance §150-283.B Permitted Permanent Sign Chart P-9D to exceed the maximum allowable size for an attached sign for an individual use within the shopping center (Xfinity) **located at 1800 Loucks Road (more specifically tenant space 810A Town Center Drive)** (Tax Map: JH; Parcel: 0056F) in the Regional Commercial Zone.

Mr. Jake Bowman of Lititz Sign Company presented the variance request. Mr. Bowman explained that Lititz Sign Company is the contracted sign installer for the Xfinity store to be located at 810A Town Center Drive at the West Manchester Town Center. Mr. Bowman explained that the previous owner of the mall obtained a variance for a sign package for the entire mall, which would allow this tenant space to have 36” high letter for their attached sign. The mall is under new ownership and Mr. Bowman stated that the new landlord believes there should be greater flexibility in the sizes of signs for tenant spaces. Mr. Bowman explained that due to the

Xfinity logo, 50% of the lettering would be 24” high, but the letters f, t, and y would be 36” high. When calculating the size of the sign you must draw a rectangle around the entire sign which would make the overall height of the letters 48” high. Mr. Bowman stated that the proposed attached wall sign is approximately 795 feet from the centerline of Route 30. He believes that it is necessary to have the proposed size letters to be visible from the road for safety reasons. The variance application includes two attached wall signs at the same size because the tenant space has two exterior walls.

MOTION: by Patrick Hein to recommend the Zoning Hearing Board grant the variance requested.

SECOND: by Fred Walters

MOTION PASSED: Unanimously (5-0)

ZHB 25-02 – Herbert A. Brown – requests a special exception §150-289 to expand an existing nonconforming use and a variance §150-289.A.2 to expand the existing nonconforming use by more than 25% **located at 865 East Berlin Road** (Tax Map: IG; Parcel: 0056B) in the I-3 General Industrial Zone.

Mrs. Brenda Paul-Brown presented the special exception and variance request. Mrs. Paul-Brown explained that they purchased the property in 2016 and have been trying to bring it up to date since then. They’ve repaired their front porch and removed their back porch replacing it with a temporary deck, but they would like to construct a new back porch and enclose a portion of it for a bedroom and bathroom to be located on the first floor. They’d also like to construct a ramp for the back porch entrance. Ms. Sampere explained that this is an existing nonconformity because the dwelling is located within the General Industrial Zone where dwellings are not listed as a permitted use. Ms. Sampere also explained that the property owners would be responsible for obtaining a building permit and installing stormwater management for the proposed building addition. The proposed expansion is greater than 25% of the existing building footprint and is to be a one-story addition.

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

SECOND: by Matthew Biehl

MOTION PASSED: Unanimously (5-0)

MOTION: by Felicia Dell to recommend the Zoning Hearing Board grant the variance requested.

SECOND: Matthew Biehl

MOTION PASSED: Unanimously (5-0)

ZHB 25-03 – Sheetz, Inc. – requests a variance §150-283.B Permitted Permanent Sign Chart P-5 on site directional signs to exceed the allowable size, variance §150-283.B Permitted Permanent Sign Chart P-8A freestanding sign in residential zone to exceed maximum number allowed, maximum height allowed and maximum size allowed, and a variance §150-283.B Permitted Permanent Sign Chart P-8E attached signs to be located on a non-frontage wall **located at 1484 Carlisle Road** (Tax Map: 07; Parcel: 0138) in the R-3 Residential and Highway Commercial Zones.

Ms. Kelley Brown, Engineer and Permit Manager with Sheetz, Inc., presented the variance requests. Ms. Brown reminded the Planning Commission that Sheetz had been in front of them for a variance to allow a drive-through closer than 200 feet from a residential zone and for the final land development plan depicting the demolition and rebuilding of Sheetz #255. Ms. Brown explained that Sheetz is requesting a variance for the size of the proposed directional sign which is proposed to be 6 square feet rather than the maximum allowed 2 square feet; a variance for the number, size and height of freestanding signs within the residentially-zoned portion of the property which includes the menu board, and the clearance bar; and a variance to allow attached wall signs on the 2 non-frontage walls. The attached wall signs are “24/7 Drive-thru” and the “Sheetz” logo over the public entrance door at the back of the building.

MOTION: by Felicia Dell to recommend the Zoning Hearing Board grant the variance for §150-283.B Permitted Permanent Sign Chart P-5 related to the directional sign, as requested.

SECOND: by Patrick Hein

MOTION PASSED: Unanimously (5-0)

MOTION: by Felicia Dell to recommend the Zoning Hearing Board grant the variance for §150-283.B Permitted Permanent Sign Chart P-8A related to the number, size and height of the freestanding signs in the residentially zoned portion of the property, as requested.

SECOND: by Patrick Hein

MOTION PASSED: Unanimously (5-0)

MOTION: by Felicia Dell to recommend the Zoning Hearing Board grant the variance for §150-283.B Permitted Permanent Sign Chart P-8E related to the attached sign on two non-frontage walls, as requested.

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. Review/Action.

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

MOTION: by Matthew Biehl to table T-897 Preliminary/Final Land Development for Trimmer Campus Improvements as per the applicant's request.

SECOND: by Fred Walters

MOTION PASSED: Unanimously (5-0)

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.

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

MOTION: by Matthew Biehl to table T-898 Preliminary/Final Land Development for Main Campus Improvements as per the applicant's request.

SECOND: by Fred Walters

MOTION PASSED: Unanimously (5-0)

DISCUSSION

Ms. Joyce Weynand approached the Planning Commission regarding her concerns over the West York School District's proposed land development project related to the artificial turf and the research she's performed regarding PFAs (forever chemicals). She expressed her deep concern for the safety of the students who would use the turf, as well as the impacts it may have on wildlife and the environment. The Planning Commission asked Zoning Officer Sampere to contact Zoning Officers in York County to see how other municipalities have addressed artificial turf in their land development review process. The Planning Commission also requested that Zoning Officer Sampere contact the applicant to request spec sheets on the proposed artificial turf material to be used in the project. Ms. Sampere will inform the Planning Commission when she receives the information they've requested.

Ms. Sampere informed the Planning Commission members that the Comprehensive Plan Steering Committee

will be meeting this week to discuss the draft comprehensive plan and recommend any edits that should be made to the draft. Ms. Sampere reminded the Planning Commission members that she forwarded them a draft of the comprehensive plan and technical studies for them to review before the February 11, 2025, Planning Commission meeting. She asked them to forward any questions, concerns or recommended edits to her as soon as possible so she may forward their comments to the Steering Committee and to Gannet Fleming for their review. Ms. Sampere stated that the draft comprehensive plan should be available for the public to view on the Township's website or at the Township office in the coming weeks.

ADJOURN

MOTION: by Fred Walters to adjourn the meeting.

SECOND: by Matthew Biehl

MOTION PASSED: Unanimously (5-0)

The meeting adjourned at 8:15 p.m.