



BATH TOWNSHIP APPEARANCE REVIEW COMMISSION

April 6, 2026

Jeff Deeds of Visconsi Land Co. for Sheetz
Site Plan and Building/Elevations

Case #: 26-09	Zoning: B-1
Applicant: Jeff Deeds	Adjacent Zoning: B-1 and R-2
Property Owner: Chester Road Commercial	Lot Size: 15.6 Acres
Address: 981 Ghent Rd.	Parcel: 0402225 & 0407546

Location/Property: Property is located on the east side of Ghent Rd. to the north of the Ghent Rd. and I-77 intersection. To the north is vacant commercial and residential, to the east and south is I-77 and to the west is east and west is 1000 Ghent commercial property.



Site Description: The site contains the former Dimitroff's building and there are no environmental setbacks impacting the proposed redevelopment.

Proposal: The Applicant is proposing to redevelop the site for a Sheetz gas station.

Zoning Comments: The application requires variances to exceed the 3,000 sq. ft. footprint area for a proposed 6,139 sq. ft. area and to exceed the maximum permitted 30' driveway approach for a proposed 40'. The proposal also requires conditional use approvals for the Gasoline Station and Drive-Through.

Member	Present	Motion	Second	Yes	No	Abstain
Michael Ackermann (Alt 1)						
Melanie Baker (Chair)						
Jason Boltz						
Steve Moore (Alt 2)						
Curtis Smock (Vice-Chair)						
Bill Weber						