



**BATH TOWNSHIP APPEARANCE REVIEW COMMISSION**

May 7, 2026

Jeff Deeds of Visconsi Land Co. for Sheetz  
 Preliminary 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 BZA approved the following conditional uses:

1. Conditional Use approval per Article 5, Table 502-1 for a gasoline station (fueling only).
2. Conditional Use approval per Article 7, Table 701-1 for a drive-through facility.

The BZA did not take action on the variance requests, as both items were tabled until next month's meeting. The tabled variances are as follows:

1. A variance from Article 5, Section 503(S)(4) to allow a driveway approach exceeding the maximum permitted width. The Zoning Resolution limits driveway approaches to 30 feet, and the applicant is requesting a 40-foot approach/curb cut.
2. A variance from Article 5, Section 504(B)(4) to exceed the maximum permitted building footprint and size. The Zoning Resolution limits building footprints to 3,000 square feet and maximum building size to 6,000 square feet. The applicant is proposing a single-story building totaling 6,139 square feet.

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						