



BATH TOWNSHIP BOARD OF ZONING APPEALS

April 21, 2026

Jeff Deeds of Visconsi Land Co. for Sheetz
 Conditional Use for a Gas Station with Drive-Through and
 Variances to exceed driveway width and building footprint.

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|-----------------------------------------|------------------------------|
| Case #: 26-06 | 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 the 1000 Ghent commercial property.



Site Description: The site contains the former Dimitroff's building. The property slopes down northeast and there is a pond at the bottom of the site. There are no environmental setbacks impacting the proposed redevelopment.

Proposal: The Applicant is proposing to redevelop the site for a Sheetz gas station. They require approval for the gas station fueling and the drive-through order pickup. They also require variance approval to exceed the driveway approach at Ghent Rd. and to exceed the maximum footprint for the B=1 zoning district.

Zoning Comments: The application is requesting conditional use approvals per Article 5, Table 502-1 for a gasoline station and Article 7, Table 701-1 for a drive-through facility; and variances from Article 5, Section 503(S)(4) to exceed the maximum permitted 30' driveway approach for a proposed 40' approach that includes a single ingress lane and a dedicated left turn egress along with a straight/right turn combined egress and from Section 504(B)(4) to exceed the maximum permitted 3,000 sq. ft. building footprint for a proposed 6,139 sq. ft. building for the Sheetz development.

| Member | Present | Motion | Second | Yes | No | Abstain |
|---------------------------------|---------|--------|--------|-----|----|---------|
| JoAnne Bondi | | | | | | |
| Nancy Fay | | | | | | |
| Thomas Flynn (V-Chair) (Alt. 1) | | | | | | |
| Tim Franklin | | | | | | |
| Marci Frederick (Alt. 2) | | | | | | |
| Jeff Kerr (Chair) | | | | | | |
| Michael Mack | | | | | | |