



BATH TOWNSHIP BOARD OF ZONING APPEALS

May 19, 2026

Jeff Deeds of Visconsi Land Co. for Sheetz
 Variances to exceed driveway width and building size for Sheetz.

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 variance approval to exceed the driveway approach at Ghent Rd. and to exceed the maximum footprint and building size for the B=1 zoning district.

Zoning Comments: The application is requesting 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 and 6,000 sq. ft. size 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						