

AGENDA
WEST MANHEIM TOWNSHIP
PLANNING COMMISSION MEETING
2412 BALTIMORE PIKE
THURSDAY, MAY 16, 2019
6:00 PM

1. Meeting Called to Order
2. Roll Call
3. Approval of Minutes – Regular Meeting Minutes, April 18, 2019
4. Correspondence
5. Visitors
6. Public Comment – Items Not Listed on Agenda
7. Emergency Services Group Report
8. Report from Zoning Officer
9. Old Business
10. New Business

A. Belmont Ridge, LLC – Belmont Ridge Phase 3 and Phase 4 – 2 lot (305 dwelling units) and waiver request
(Review Time Expires 7/3/2019)

1. Request for a Waiver to the West Manheim Township Board of Supervisors to grant the following waivers to the Subdivision and Land Development Ordinance (SALDO)

A. Waiver - SECTION 505. D.4. This section states that the maximum grade for fifty (50) feet on each side of an intersection may not exceed four (4) percent. The waiver request would allow the proposed intersection of Belmont Boulevard and Ridgeview Lane to exceed that slope on the southern approach. The reason for the request is due to the natural grade of the site in that area and the approaching street grade.

B. Day Farm Partners, LLC - Prinland Heights – 104 lot Preliminary Subdivision Plan waiver request
(Review Time Expires 7/3/2019)

1. Request for a Waiver to the West Manheim Township Board of Supervisors to grant the following waivers to the Subdivision and Land Development Ordinance (SALDO)

A. Waiver -SECTION 235-46 D. (3), The extension of existing streets which are presently constructed with a cartway different from the standards of this chapter shall be provided with a transition area in accordance with PennDOT standards, the design of which is subject to Township approval. The waiver request is to allow an 80-foot and a 102 foot vertical curve length for two (2) vertical curves proposed in the street profile identified as Mike Drive.

C. High Pointe at Rojen Farms Preliminary Plan - Penn South

D. Variance Request Case – VA #03-04-29-2019

Applicant Name: St. David's United Church of Christ - Application for a Variance from the West Manheim Township Zoning Ordinance, Article XIX, Sign Regulations and Requirements § 270-186 General regulations for all signs. The applicant is seeking a variance to replace their current sign with an internally illuminated sign cabinet 3/16" white polycarbonate faces with translucent vinyl and/or digitally printed graphics digital signage.

Location: 61 Hobart ROAD, WEST MANHEIM TOWNSHIP

12. Signing of Approved Plans

13. Sketch Plans

A. Keith D. Smith – Sketch Plan

14. Other Business

15. Public Comment

16. Next Meeting –June 20, 2019 at 6:00 pm

17. Adjournment