

West Manheim Township Planning Commission Meeting Thursday, December 16, 2021

Thu, December 16, 2021, 6:00 PM - 7:30 PM (EST)

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AGENDA
WEST MANHEIM TOWNSHIP
PLANNING COMMISSION MEETING
2412 BALTIMORE PIKE
THURSDAY, DECEMBER 16, 2021
6:00 PM

1. Meeting Called to Order
2. Roll Call
3. Approval of Minutes – Regular Meeting Minutes, October 21, 2021
4. Correspondence
5. Visitors
6. Public Comment – Items Not Listed on Agenda
7. Zoning Matters
8. Subdivision and Land Development Plans
 - A. Request for an extension for Belmont Ridge Phase V, 203 Lot Preliminary Plan (Review time expires 12/22//2021) through April 20, 2022.
 - B. Request for an extension for Parallel Plan for Belmont Ridge Phase V – 172 Lots – Preliminary Plan (Review time expires 12/22//2021) through April 20, 2022.
 - C. Request for an extension Keel LP., Phase II 6 Lots – Preliminary Plan (Review time expires 12/22/2021) through March 22, 2022.
 - D. Waiver requests for Woodland Development, Inc. – Fox Meadows - 7 Lots - Preliminary/Final Subdivision Plan
 1. Waiver request from the West Manheim Township Subdivision and Land Development Ordinance §235-10.A. - Minor subdivision or land development plans. A subdivision or land

development plan may be reviewed and acted upon as a final plan without the necessity of a prior preliminary plan approval if it contains no more than four lots or prospective dwelling units, and proposes no public improvements.

2. Waiver request from the West Manheim Township Subdivision and Land Development Ordinance §235-45.B.9 – Street design criteria - Existing streets. Where subdivisions or land developments abut existing streets which do not conform to the minimum right-of-way and cartway widths of this chapter, such existing streets shall be improved to the specifications of ~~§235-46~~ from the center line of the streets abutting the property being subdivided or developed. The ultimate right-of-way is requested to be dedicated from the center line of the streets abutting the property being subdivided or developed.

3. Waiver request from the West Manheim Township Subdivision and Land Development Ordinance §235-53.A – Sidewalks. Sidewalks shall be provided for all development located in the Designated Growth Area as defined by Chapter 270, Zoning. Sidewalks shall be provided within the Rural Resource Zone, when the Conservation Overlay is applied as defined by Chapter 270, Zoning. Sidewalks are required in all other areas of the Township as directed by the West Manheim Township Board of Supervisors. If the Supervisors feel that sidewalks, and/or curbing in accordance with § 235-54, are not required at this time, then the following language shall be provided on the final plans: *"Concrete curbs, sidewalks, and street widening shall be installed in accordance with the West Manheim Township Construction and Materials Specifications by the owner, heirs, or assigns, within six months after receipt of written notice from West Manheim Township."*

4. Waiver request from the West Manheim Township Subdivision and Land Development Ordinance §235-54.A – Curbing. Curbing shall be provided for all development located in the Designated Growth Area as defined by Chapter 270, Zoning. Curbing shall be provided within the Rural Resource Zone, when the Conservation Overlay is applied as defined by Chapter 270, Zoning. Curbing is required in all other areas of the Township as directed by the West Manheim Township Board of Supervisors. If the Supervisors feel that curbs, and/or sidewalks in accordance with § 235-53, are not required at this time, then the following language shall be provided on the final plans: *"Concrete curbs, sidewalks, and street widening shall be installed in accordance with the West Manheim Township Construction and Materials Specifications by the owner, heirs, or assigns, within six months after receipt of written notice from West Manheim Township."*

9. Signing of Approved Plans - None

10. Other Business

11. Public Comment

12. Next Meeting – Re-Organizational Meeting January 20, 2022

13. Adjournment