

West Manheim Township Planning Commission Meeting Thursday, March 17, 2022

Thu, March 17, 2022, 6:00 PM - 7:30 PM (EST)

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AGENDA
WEST MANHEIM TOWNSHIP
PLANNING COMMISSION MEETING
2412 BALTIMORE PIKE
THURSDAY, MARCH 17, 2022
6:00 PM

1. Meeting Called to Order
2. Roll Call
3. Approval of Minutes – Regular Meeting Minutes, February 17, 2022
4. Correspondence
5. Visitors
6. Public Comment – Items Not Listed on Agenda
7. Zoning Matters
8. Subdivision and Land Development Plans
 - A. Woodland Development, Inc. – Fox Meadows - 7 Lots - Preliminary/Final Subdivision Plan (Review Time Expires 09/21/2022)
 - B. Waiver requests and the Modwash Land Development Plan (Review Time Expires 06/04/2022)
 1. Waiver request to the West Manheim Township Subdivision and Land Development Ordinance, Chapter 235, Article V Design and Construction Standards, §235-53 Sidewalks. Sidewalks shall be provided for all development located in the Designated Growth Area. Waiver to remove the need for sidewalks in growth area.
 2. Waiver request to the West Manheim Township Subdivision and Land Development Ordinance, Chapter 235, Article V Design and Construction Standards, §235-54 Curbing. Curbing shall be provided for all development located in the Designated Growth Area. Waiver to require curbing in growth area.

3. Waiver request to the West Manheim Township Construction and Materials Specification Ordinance, Chapter 105, Typical Paving Detail. To use owner-specific detail in place of Township requirement.

4. Waiver request to the West Manheim Township Construction and Materials Specification Ordinance, Chapter 105, Concrete Sidewalk Detail. To use owner-specific detail in place of Township requirement.

5. Waiver request to the West Manheim Township Construction and Materials Specification Ordinance, Chapter 105, Slant Concrete Curb Detail. To use owner-specific detail in place of Township requirement.

6. Waiver request to the West Manheim Township Subdivision and Land Development Ordinance, Chapter 235, Article V Design and Construction Standards, §235-64 Landscape requirements. (E) Landscaping requirements for specific projects, (3) Nonresidential development. For all nonresidential development, the following landscaping standards shall be applied:

(a) Quantity of landscaping. The following quantities of landscaping shall be provided:

[1] A minimum of one planting unit (PU) shall be provided for each 20 linear feet of center line along adjacent and interior roads.

[2] A minimum of two planting units (PUs) shall be provided for every 1,000 square feet, or fraction thereof, of building coverage. Requesting modification to reduce the amount of (PU)s required to 1 planting unit for each 40 linear feet of centerline along adjacent roads

9. Signing of Approved Plans

10. Other Business

11. Public Comment

12. Next Meeting –April 21, 2022, at 6:00 pm

13. Adjournment