

RESOLUTION 25-18
WAIVER FROM LAND DEVELOPMENT
Detwiler Holding Company, LLC; 2060 Detwiler Road
Proposed Site Modifications for Proposed Loading Dock
T.M.P. No. 53-00-02300-00-5

WHEREAS, a request was made to Towamencin Township Board of Supervisors for the approval of a Waiver from the Land Development Process for proposed site improvements associated with the proposed site modifications to add a loading dock to the property at 2060 Detwiler Road;

WHEREAS, the overall site is 15.888 (±) acres within the "LI – Limited Industrial" Zoning District located on the southern side of Detwiler Road between Gehman Road and Woods Drive;

WHEREAS, the Applicant is proposing to add a loading dock to the rear of the building for the use of a tenant;

WHEREAS, the Applicant, due to the minor nature of the site improvements, has requested a waiver from proceeding through the complete and formal land development process;

NOW, THEREFORE, BE IT RESOLVED, by the Board of Supervisors of Towamencin Township on this 12th day of March 2025 that the site improvements described in the application and the plans consisting of twelve (12) sheets prepared by Bohler Engineering, as titled:

1. Cover Sheet, dated January 6, 2025 with no revisions, as sheet 1 of 12.
2. General Notes and Legend, dated January 6, 2025 with no revisions, as sheet 2 of 12.
3. Jurisdictional Notes, dated January 6, 2025 with no revisions, as sheet 3 of 12.
4. Overall Existing Conditions/Demolition Plan, dated January 6, 2025 with no revisions, as sheet 4 of 12.
5. Existing Conditions/Demolition Plan, dated January 6, 2025 with no revisions, as sheet 5 of 12.
6. Overall Site Plan, dated January 6, 2025 with no revisions, as sheet 6 of 12.
7. Site Plan, dated January 6, 2025 with no revisions, as sheet 7 of 12.
8. Truck Circulation Plan, dated January 6, 2025 with no revisions, as sheet 8 of 12.
9. Grading and Utility Plan, dated January 6, 2025 with no revisions, as sheet 9 of 12.
10. Soil Erosion and Sediment Control Plan, dated January 6, 2025 with no revisions, as sheet 10 of 12.
11. Erosion and Sediment Control Notes and Details, dated January 6, 2025 with no revisions, as sheet 11 of 12.
12. Construction Details, dated January 6, 2025 with no revisions, as sheet 12 of 12.

are approved as a Waiver from the Land Development Process consistent with the provisions of the Towamencin Township Subdivision and Land Development Ordinance conditioned upon completion/satisfaction of all of the provisions and conditions set forth in the following, unless otherwise addressed in the following sections of this Approval Resolution:

1. CKS Engineers, Inc. review letter dated January 13, 2025,
2. Bowman review letter dated February 3, 2025, and
3. Towamencin Township Fire Marshal review letter dated January 15, 2025,

BE IT FURTHER RESOLVED, that this Waiver from the Land Development Process is conditioned upon the following:

1. Payment of all costs incurred by the Township related to the processing of the land development waiver request.
2. Dedication of the ultimate right-of-way to Towamencin Township, if it is determined that the right-of-way has not previously been dedicated.
3. Entering into a Security Agreement with the Township to guarantee the installation of the required site improvements that are proposed in conjunction with the project, in a format acceptable to the Township Solicitor.
4. Submission of the Final Record Plans to the Township for recording at the Montgomery County Recorder of Deeds office.
5. Submission of an electronic copy of the Final Record Plans to the Township.

No waiver or deferral from any applicable provisions of the Towamencin Township Subdivision and Land Development Ordinance, the Towamencin Township Engineering Standards, the Towamencin Township Stormwater Management Ordinance, the Township Driveway Ordinance, the Towamencin Township Grading and Excavating Ordinance and the Township Streets, Curbs, and Sidewalks Ordinance are intended to be granted by virtue of this Waiver from Land Development approval unless such waiver requests are specifically granted herein. Any proposed design or construction on the plans, which would otherwise require a waiver by the Board of Supervisors, and which has not been specifically granted hereby must be addressed for approval to the Board of Supervisors.


This Waiver is further conditioned upon the acceptance of the conditions contained herein by the Applicant and his/her signifying his/her acceptance of these conditions by signing a copy of this Resolution and returning it to the Township.

In the event that said execution of the resolution is not delivered to the Township office by noon, March 26, 2025, it shall be deemed that the applicant does not accept these conditions

and any approvals conditioned upon their acceptance of the conditions are revoked and the application shall be considered denied for the reasons set forth above and as authorized in Section 508 of the Municipalities Planning Code.

Adopted by the Towamencin Township Board of Supervisors on this 12th day of March 2025.

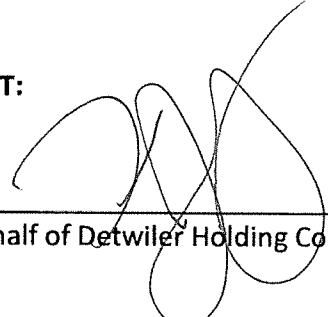
**TOWAMENCIN TOWNSHIP
BOARD OF SUPERVISORS**


H. Charles Wilson, III, Chairman

ATTEST:


Joyce F. Snyder, Secretary

ACCEPT:


On Behalf of Detwiler Holding Company, LLC

3/13/25
Date