

**RESOLUTION 26-14**  
**WAIVER FROM LAND DEVELOPMENT**  
**Christopher Dock Mennonite School; 1000 Forty Foot Road**  
**Dock Mennonite Academy – Longacre Center Campus Entrance Addition**  
**T.M.P. No. 53-00-03052-00-9**

**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 entrance addition to the Longacre Center Campus at Dock Mennonite Academy at 1000 Forty Foot Road;

**WHEREAS**, the overall site is 71.31 acres (±) within the “IN – Institutional” Zoning District located on the northern corner of the intersection of Detwiler Road and Forty Foot Road (SR 0063);

**WHEREAS**, the Applicant is proposing to construct an 1,877 SF footprint entrance addition to the Longacre Center and modify walkways, storm sewers, and other improvements in the vicinity of the addition within the Dock Mennonite Academy campus;

**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 27<sup>th</sup> day of May 2026 that the site improvements described in the application and the plans consisting of seven (7) sheets prepared by Richard C. Mast Associates, P.C., as titled:

1. Overall Site Plan, dated January 12, 2026 with no revisions, as sheet 1 of 7.
2. Site Plan, dated January 12, 2026 with no revisions, as sheet 2 of 7.
3. Existing Features and Demo Plan, dated January 12, 2026 with no revisions, as sheet 3 of 7.
4. E&S Plan, dated January 12, 2026 with no revisions, as sheet 4 of 7.
5. E&S Detail Plan, dated January 12, 2026 with no revisions, as sheet 5 of 7.
6. Details Plan, dated January 12, 2026 with no revisions, as sheet 6 of 7.
7. Details Plan, dated January 12, 2026 with no revisions, as sheet 7 of 7.

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, otherwise addressed in the following sections of this Approval Resolution:

1. CKS Engineers, Inc. review letter dated January 26, 2026
2. Gilmore & Associates, Inc. review letter dated February 24, 2026,

**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. The applicant must obtain a Grading / Stormwater Permit and appropriate Building Permits from Towamencin Township prior to the start of construction.

3. Submission of the Final Record Plans to the Township for recording at the Montgomery County Recorder of Deeds office.
4. 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, June 10, 2026, 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 27<sup>th</sup> day of May 2026.

**TOWAMENCIN TOWNSHIP  
BOARD OF SUPERVISORS**

  
\_\_\_\_\_  
Joyce F. Snyder, Chairperson

**ATTEST:**

  
\_\_\_\_\_  
Kofi Osei, Secretary

**ACCEPT:**

\_\_\_\_\_  
On Behalf of Christopher Dock Mennonite School

\_\_\_\_\_  
Date