

**HATFIELD TOWNSHIP
RESOLUTION 12- 06**

**WAIVER OF SUBDIVISION/LAND DEVELOPMENT PROCEDURES FOR MANHEIM
AUTO AUCTION
FOR PROPERTY LOCATED AT 3150 BETHLEHEM PIKE**

WHEREAS, The Manheim Auto Auction (The “Applicant”) plans to install a roofed structure over the existing parking area of their facility at 3150 Bethlehem Pike in Hatfield Township (The “Property”); and

WHEREAS, the structure will not introduce a new use on the Property; and

WHEREAS, the Township Engineer has determined that there will be no increase in stormwater runoff as a result of installing the structure; and

WHEREAS, the Applicant has requested that the Board of Commissioners waive formal Land Development procedures; and

WHEREAS, the plans and request for waiver have been reviewed by Hatfield Township and have been found to be suitable for a waiver subject to the conditions set forth below.

NOW, THEREFORE, BE IT RESOLVED, that the Hatfield Township Board of Commissioners hereby grants the Applicant’s request to waive subdivision/land development procedures for placement of a roofed structure at 3150 Bethlehem Pike with the following conditions:

1. The Applicant is to comply with all requirements of the Hatfield Township Code of Ordinances not specifically waived by this resolution, including but not limited to the Hatfield Township Subdivision and Land Development Ordinance, the Hatfield Township Building Code and the Hatfield Township Zoning Ordinance.
2. The proposed structure shall be located on the Property as shown on the site plan prepared by Richard C. Mast Associates dated January 4, 2012, last revised January 23, 2012.
3. The Applicant shall plant 18 evergreen trees, with a minimum height of 6’, as shown on the Tree Planting Plan prepared by Richard C. Mast Associates dated January 23, 2012. In addition, the Applicant will plant 18 trees on Township property as directed by the Township.
4. The Applicant is to reimburse Hatfield Township for all reasonable expenses incurred in the review and processing of Applicant’s request by the Township’s professional staff.

5. This waiver is further conditioned upon acceptance of the conditions contained herein by the Applicant and its signifying acceptance of these conditions by signing a copy of this Resolution and returning it to the Township.
6. In the event the said Resolution is not so executed by the Applicant and delivered to the Township office by Wednesday, February 29, 2012, it shall be deemed that the Applicant does not accept these conditions and this waiver is revoked and the Applicant's request for waiver of land development procedures shall be considered denied for failure to conform with all sections of the Hatfield Township Subdivision and Land Development Ordinance.
7. This waiver is subject to the fulfillment of all the foregoing conditions in their entirety and no permit shall be issued unless and until all such conditions are fulfilled.

DULY PRESENTED AND ADOPTED by the Hatfield Township Board of Commissioners, Montgomery County, Pennsylvania, in a public meeting held this 22nd day of February 2012

**HATFIELD TOWNSHIP
BOARD OF COMMISSIONERS**

Attest:

Andrew S. Haines,
Township Manager/Secretary

Thomas C. Zipfel, President

**ACCEPTED:
MANHEIM AUTO AUCTION**

Title: _____

Date: _____