

**EAST MANCHESTER TOWNSHIP  
PLANNING COMMISSION  
AGENDA**

**December 20, 2022**

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- **Sign-In**
- **Call to Order**
- **Approval of Minutes** – September 27, 2022
- **Plans**
  - a. **Rentzel Estate | 5380 Board Rd – Final Subdivision Plan**
    - Requested waivers:
      - §208.46(B) – Street Design
      - §208-46(C)(2) – Cul-De-Sac
      - §208-47(A) – Curb
      - §208-47(B) – Sidewalk
      - §208-49(B)(1)(a) – Recreation Fees
  - b. **Starbucks | 3000 Espresso Way – Final Land Development Plan**
    - Requested waivers:
      - §208-21 – Preliminary Plan Submission
      - §208-46(B) – Street Design
      - §208-46(F)(5) – 150’ Clear Sight Triangle at Intersections
      - §208-47(A) and §208-47(B) – Curb and Sidewalk
- **New Business**
- **Questions/Comments**
- **Adjournment**

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*NOTE: If you wish to present material on the Township’s overhead projector, you may bring a laptop to connect to our projector OR you may e-mail the files you wish to display to [ZoningOfficer@emanchestertwp.com](mailto:ZoningOfficer@emanchestertwp.com) by the **Monday before the week of the scheduled Planning Commission meeting**. In addition, please notify the Zoning Officer, prior to commencement of the meeting, that you intend to use the projector.*