



2. SALDO §265-8.7.I.3 – To allow four bays of parking with no divider strip in front of building 3 on Lot 8 in lieu of the tree (3) bay maximum with 10 foot divider strip with plantings. The islands provided, in this parking area, exceed the requirements of the ordinance.
3. Streets & Sidewalks §222-5.9.B – To allow rolled curb and vertical curb at slightly different dimensions than required in the Technical Specifications and Standard Details for Lot 9 only.
4. SWMO §260-14.A.2.C – To allow the maximum loading ratio for volume control facilities in karst areas to be 5:1 impervious drainage area to infiltration area and 8:1 total drainage area to infiltration area.
5. SALDO §265-8.2.A.1 & Streets & Sidewalk §222-6.6.B – To defer curbing, sidewalk and pavement widening for Lot 6 along Running Pump Rd., and to provide sidewalk along the frontages of Embassy Drive and Noll Drive as depicted on the Preliminary Plan.
6. SALDO §265-8.2.A.1 & Streets and Sidewalk §222-6.6.C – To allow the installation of sidewalk and pavement widening along State Route 0741 (Rohrerstown Road) as depicted on the Preliminary Plan.
7. SWMO §260-15.A & SWMO §260-15.B – To allow rate variation greater than five Percent (5%) and time shift greater than five (5) minutes at any given time along the 100-year hydrograph.
8. SWMO §260-17.G – To allow the use of actual land conditions as supported by prior correspondence from Township Engineer.

Mr. Falco made a motion to recommend approval of modifications 1, 2, 3, and 4, as submitted in the October 6<sup>th</sup>, 2016 RAV Review letter, amending modification #4 as not pertaining to the Flood Plain, and recommend conditional approval of modification #5 & #6, as submitted to the Planning Commission on October 12<sup>th</sup>, 2016, subject to the same provisions of the Noll Drive Office Building Plan approval and all modifications are subject to Township Engineer's comments. Mr. Rohrer seconded the motion. Motion carried 5-0.

Modifications #7 & #8 were deferred until the Final Plan process.

Mr. Rohrer made a motion to recommend approval of plan 16-08-PP for the Lime Spring Square Preliminary Plan as presented on October 12<sup>th</sup>, 2016, deferring Section C, Stormwater Management, to the Final Plan process, subject to staff and engineer comments. Mr. Falco seconded the motion. Motion carried 5-0.

Richter Precision – Revised Final Plan  
15-23-RFP

Todd Kurl from RGS Associates Inc. was present to represent the applicant.

Richter Precision filed a revised, final plan that includes minor site improvement changes and includes an additional modification of landscaping, planting islands with curb.

There is one (1) modification request:

1. SALDO §265-8.7.I.2 – The applicant requests to stripe the proposed island at the end of the central parking field rather than install curb and plants. The applicant will place the required plantings elsewhere on the site.

Mr. Falco made a motion to recommend approval of Modification #1, subject to staff and engineer comments. Mr. Hackett seconded the motion. Motion carried 5-0.

Mr. Falco made a motion to recommend approval of Plan #15-23-RFP Richter Precision's revised, final plan, subject to staff and engineer comments. Mr. Lehr seconded the motion. Motion carried 5-0.

### **Other Business**

#### Zoning Ordinance Text Amendment

Mark Stanley from McNeese Wallace & Nurick was present to represent the applicant for the East Hempfield Township Zoning Ordinance Text Amendment.

Requested text amendment to the East Hempfield Zoning Ordinance would permit Day-care Services, Commercial in the Enterprise (E) Zone. Additionally, the requested, text amendment will change the parking requirement for Day-care Services, Commercial to One (1) parking space for every six (6) children and one (1) parking space for each employee of the largest shift.

Mr. Rohrer made a motion to recommend that the Board of Supervisors approve the petition to amend the East Hempfield Township Zoning Ordinance to permit Day-care Services, Commercial in the Enterprise (E) Zone. Mr. Lehr seconded the motion. Motion carried 5-0.

### **Plan Introductions**

November Meeting – Meeting is tentative, pending the submission of any plans to the Township.

### **Adjournment**

There being no further business, the meeting adjourned at 8:23 p.m.