

EAST HEMPFIELD TOWNSHIP  
PLANNING COMMISSION  
MINUTES

**DATE & TIME:** August 8, 2018 7:00 p.m.

**Present:** Jim Fullerton, Dwight Rohrer, Mike Lehr, James Hackett, Andy Weaver, Brian Biggs, Linda DiPerna (Alternate), Brent Detter (Alternate)

**Absent:** Ann Byrne, Matthew Pawlikowski (Alternate)

**Others Present:** Jon E. Beck, Director of Development Services  
Scott Hain, DM/A

**Call to Order and Pledge of Allegiance** – The meeting was called to order by Jim Fullerton, Chairman, at 7:05 p.m. followed by the Pledge of Allegiance.

Mr. Fullerton stated that Linda Diperna (alternate) will be a voting member at tonight’s meeting.

**Public Comment** - None

**Minutes**

Mr. Hackett made a motion to approve the July 11th, 2018 minutes with corrections: remove last paragraph and correct the spelling of Mr. Biggs’ first name. Mr. Weaver seconded the motion. Motion carried 4-0-4 with Mr. Rohrer, Mr. Hackett, Mr. Lehr, and Ms. DiPerna abstaining due to absence.

**Plan Reviews**

**13-15-RFP2 Lime Spring Farm Revised Final Plan – Request to waive Build-to lines for Lot 66, Lot 105, and Lot 106**

Mark Stanley, McNeese Wallace & Nurick and Joel Young, Rettew were in attendance to present the request.

The applicant is requesting a waiver to the 1994 Zoning Ordinance, Village Overlay requirement that establishes the minimum and maximum build-to lines, specifically for Lot 66, Lot 105, and Lot 106. The reason for this request is that adherence to the build-to lines side yards would require homes to be larger than the approved square footage coverage per lot, and also create awkward building configurations, while the building also adheres to the proper sight distance setbacks for corner lots. Build-to lines work well for a traditionally, front-loaded street condition, but often do not consider corner lots, which have

two front yards by Zoning Ordinance definition. Lots 66, 105, and 106 will still adhere to the front yard build-to line requirements for the primary front yard. All street conditions at these corners have stop signs for safety considerations. Zone.

The Planning Commission had no questions or objections to the request, since the request made logical sense.

Waiver recommendation: Mr. Rohrer made a motion to recommend that the Board of Supervisors approve the waiver to the build-to line requirements for Lot 66, Lot 105, and Lot 106. Mr. Lehr seconded the motion. The motion carried 7-0 in favor

### **18-009.01 610 Community Way Sketch Plan and Waiver of Preliminary Plan Submission Requirement**

Robert Visniski, RAV Associates attended to present the Sketch plan and the waiver request.

The property owners, Lititz Pike Associates, are proposing The Sketch Plan, which includes the subdivision of the current lot located at 610 Community Way, and development a 9,000 sf Medical Office building and 38 parking spaces on the newly created lot. The Sketch Plan further proposes to realign the existing access for the existing lot and addition of one new access off of Community Way for the newly created lot. The newly created lot will connect to the original lot via a shared, internal access.

Mr. Fullerton asked if it were possible to remove the existing access, which would be the one closest to Good Dr. Mr. Visniski stated that removal of the access drive in question would violate the Township ordinances.

Mr. Fullerton questioned the amount of parking proposed for the project. Mr. Visniski replied that parking would exceed the minimum Zoning Ordinance requirements.

Preliminary Plan Wavier: Mr. Rohrer made a motion to recommend that the Board of Supervisors approve the Preliminary Plan waiver, subject to staff and engineer comments. Mr. Lehr seconded the motion. The motion carried 7-0 in favor.

### **Adjournment**

There being no further business, the meeting adjourned at 7:19 P.M.