

**BOARD OF SUPERVISORS MEETING
JANUARY 17, 2019**

**CALL TO ORDER
PLEDGE OF ALLEGIANCE
APPROVAL OF THE MINUTES OF JANUARY 7, 2019 MEETING**

POLICE REPORT

Dan Wagner, Chief, Manheim Fire Company

PUBLIC COMMENTS

CHAIRMAN'S COMMENTS

PLANNING

Decision for B.C. Desai/Holiday Inn conditional use application #2018-32

Hearing to consider Ordinance #2019-1 amending the official zoning map to include the 14.2-acre tract of land located at 936 Strickler Road within the Village Overlay Zone

FINAL APPROVAL:

**Elm Tree Properties, LLC Preliminary Subdivision Plan for Phase 5 #18-360
936 Strickler Road**

David Miller/Associates, consultant

The applicants propose to develop the 14.2-acre property identified as Parcel K on the previously recorded Elm Tree Subdivision into 70 single family lots. The development would have two public road access points located along the west side of Strickler Road and include a loop road through the site. Stormwater is proposed to be managed by a bio-retention basin, swales, and a pipe conveyance system. The property is located in the R-2 Residential District, and would be served by public water and sewer.

Modifications:

ZONING

- A. *Section 404.D.5 – Off-Street Parking Spaces*
The applicant has requested a modification of the requirement to provide a maximum of three (3) parking spaces per individual dwelling lot. In the alternative, the applicant proposes four (4) off-street parking spaces per individual dwelling lot.
At their December 3, 2018 meeting, the Rapho Township Planning Commission recommended approval of the modification request based upon the justification and alternative provided.
- B. *Section 404.K.5 – Bus Stop*
The applicant has requested a waiver of the requirement to provide a bus stop along the major road serving the development. No alternative has been provided.

At their December 3, 2018 meeting, the Rapho Township Planning Commission recommended approval of this modification based upon the justification provided with the condition that the applicant provide correspondence from Red Rose Transit Authority (RRTA) verifying that a shelter is not desired.

SUBDIVISION AND LAND DEVELOPMENT

- A. *Section 403.1.B – Pipe Profile Horizontal Scale*
The applicant has requested a modification of the requirement to provide a storm pipe profile with a horizontal scale of one inch equals fifty feet (1"=50'). As an alternative, the applicant has proposed a profile with a horizontal scale of one inch equals thirty feet (1"=30').
At their December 3, 2018 meeting, the Rapho Township Planning Commission recommended approval of the modification request based upon the justification and alternative provided.
- B. *Section 403.4.A – Block Numbering*
The applicant has requested a modification of the requirement to provide block numbers. In the alternative, the applicant has proposed consecutive lot numbers.
At their December 3, 2018 meeting, the Rapho Township Planning Commission recommended approval of the modification request based upon the justification and alternative provided.
- C. *Section 602.5.A.1 – Reconstruction of Perimeter Streets*
The applicant has requested a modification of the requirement to reconstruct Strickler Road to its centerline. In the alternative, the applicant has proposed a full depth widening and one and one half (1½) inch mill and overlay of the existing pavement.
At their December 3, 2018 meeting, the Rapho Township Planning Commission recommended approval based upon the justification and alternative provided subject to the applicant 1. Providing new inlet tops at the time of street improvements if required by Rapho Township 2. Providing a design for and extending the center left turn lane from the park entrance north to the maximum extent possible along the site's frontage.
- D. *Section 608.2 – Easement Width*
The applicant has requested a modification of the requirement to provide a minimum stormwater easement width of 20-feet, and in the alternative, provide easement widths of 15-feet for rear yard swales A and C.
At their December 3, 2018 meeting, the Rapho Township Planning Commission recommended approval of this modification request as it relates to Swales A and C based upon the justification and alternative provided with the condition the applicant provide detailed grading plans, including the actual proposed building footprint and location for each lot for review and approval by the Township at the time of application for building, zoning and stormwater permits.

STORMWATER MANAGEMENT

- A. *Section 504.10 – Gutter Spread Less than Half the Travel Lane*
The applicant has requested a modification of the requirement that the maximum flow width within local roads shall not be greater than half of the travel lane. The project includes local roads with narrow travel lanes of 10-feet in width. In the alternative, the applicant proposes a maximum flow width of 8-feet and a maximum flow depth of 2-inches at the curb-line.
At their December 3, 2018 meeting, the Rapho Township Planning Commission recommended approval of this request based upon the justification and alternative provided.
- B. *Section 505.3.a.2 – Basin Interior Side Slopes*
The applicant has requested a modification of the requirement that basins with a depth of 2-feet to 6-feet shall have interior side slopes no steeper than 5:1. In the alternative, the applicant proposes interior side slopes of 3:1 in the basin and a maximum water depth of 2.5-feet.
At their December 3, 2018 meeting, the Rapho Township Planning Commission recommended approval of this request with the condition that the basin be restricted by fencing that discourages access as per Section 505.9.A.
- C. *Section 504.4.d.4 – Swale Side Slopes*
The applicant has requested a modification of the requirement that swales in residential areas shall have side slopes no steeper than 4:1. In the alternative, the applicant proposes swales A and C with side slopes of 3:1.

At their December 3, 2018 meeting, the Rapho Township Planning Commission recommended the approval of this request based upon the justification and alternative provided.

D. Section 506 – Volume Control

The applicant has requested a modification of the requirement that the post-development runoff volume shall not increase for all storms equal to or less than the 2-year 24-hour event. In the alternative, the applicant proposes not to use infiltration onsite due to the underlying geology, and instead proposes to treat stormwater runoff for water quality with a series of rain gardens and a bio-retention basin prior to discharging.

At their December 3, 2018 meeting, the Rapho Township Planning Commission recommended approval of this modification request subject to the following conditions: 1) the applicant shall design water quality measures using Worksheets 12 and 13; and 2) as per Section 304.7, evidence of NPDES permit approval shall be provided.

E. Section 404.D.1 – 20-Foot-Wide Stormwater Easements

The applicant has requested a modification of the requirement to provide 20-foot-wide easements around all stormwater conveyance systems outside of the street right-of-way. In the alternative, the applicant proposes yard drains around the perimeter of several lots and will include language in the HOA/homeowners' maintenance agreement requiring HOA maintenance of these facilities.

At their December 3, 2018 meeting, the Rapho Township Planning Commission recommended approval of this request based upon the justification and alternative provided with the condition the applicant provide detailed grading plans, including the actual proposed building footprint and location for each lot for review and approval by the Township at the time of application for building, zoning and stormwater permits.

F. Section 504.4.a.4 – Minimum Pipe Diameter

The applicant has requested a modification of the requirement that stormwater pipes shall have a minimum diameter of 18 inches. In the alternative, the applicant proposes yard drain piping with diameters of 12 inches and 15 inches.

At their December 3, 2018 meeting, the Rapho Township Planning Commission recommended approval of this request based upon the justification and alternative provided.

Conditions:

ZONING

1. The applicant needs to provide textual and (typical) graphic descriptions by a Commonwealth-registered architect, of proposed architectural features and styles, for Township consideration (§ 404.D.1).
2. The applicant needs to provide a letter from the fire chief of the company that will provide first (1st)-call service to the proposed development (§ 404.K.6).

SUBDIVISION AND LAND DEVELOPMENT

1. The development of this tract was not proposed at the time of modification requests listed on the cover sheet. The applicants will need to provide credible evidence for review and approval by the Township Solicitor demonstrating the property is subject to prior approved modifications (§ 403.2.I).
2. The walking trail will be relocated at the west corner of the subject tract. The pedestrian easement agreement will need to be revised. This can be provided with the final plan for that phase of the project (§ 403.4.D).
3. The date, final action and conditions of approval by the Board of Supervisors on any approved modification requests need to be included on the plan (§ 403.4.J).
4. All certificates need to be completed upon approval of the preliminary plan (§ 403.5, 404.1).
5. Evidence of review by emergency service providers needs to be provided (§ 403.6.A).
6. Evidence of water and sewer capacity needs to be provided (§ 403.7.B, 403.7.C, 408.1.B, 408.2.B).
7. The proposed street names will need to be approved by the Township (§ 404.1.E , 602.3.B). The titles of Sheets 32, 33, and 34 need to be revised to reflect the proposed street names.
8. An additional traffic engineering study needs to be provided to determine the need for regulatory signs (Speed Limit and No Parking). In addition, regulatory signs need to be provided and installed by the developer (§ 602.3.E).
9. Traffic signs need to be approved by the Township (§ 602.3.F).

10. *Street lighting needs to be provided. A lighting plan, including photometrics, pole, fixture, and footer details needs to be provided (§ 602.13).*

The following comments will need to be addressed during the processing of the final plans:

1. *The disposition of the snow removal stockpile easements will need to be addressed (§ 602.1.M).*
2. *Temporary cul-de-sacs will need to be provided at the limits of the phases (§ 602.14.E, 602.14.D).*

STORMWATER MANAGEMENT

1. *An ownership and maintenance program, in recordable form suitable to the Township, that clearly sets forth the ownership and maintenance responsibility of all temporary and permanent stormwater management facilities and erosion control facilities will need to be provided (§ 501.1.C, 601).*
2. *Evidence of approval from the Pennsylvania Department of Environmental Protection will be needed for the discharge from IN-56 (§ 501.8).*
3. *A note needs to be added to Detail D-4, Sheet 42 that states that the wing wall be removed and replaced if in the opinion of the Township the wingwall is damaged or shifts its location during the excavation, installation and backfilling required to install the 24' x 38" RCP.*

Consider request for 70 water and 70 sewer EDU's for the Elm Tree Phase 5 project

Discuss Elm Tree Phase 5 Developer's agreement

Steckbeck Engineering for Sporting Valley School pipe crossing

FINAL APPROVAL:

Jason and Sharon Wenger

Major Land Disturbance Plan #17-346

5376 Elizabethtown Road

The applicants propose to construct a 26,724 square foot hog barn, a 3,600 square foot farm equipment building, a 12,000 gallon manure storage pit, and associated driveways on a tract of 114.4 acres. Stormwater is intended to be managed with berms and infiltration trenches. The property is currently utilized as a dairy farm with a single-family residence and associated farm structures. Total impervious coverage after the proposed improvements is 2.1%. The property is located in the Agricultural Zoning District.

Modifications:

- C. *Section 404.1.D, 404.2.G – Surveyed Metes and Bounds Description and Existing Lot line Markers
The applicant has requested modification of the requirement to provide a surveyed metes and bounds description and to provide the location and type of existing lot line markers. In the alternative, the applicant has provided a deed plot metes and bounds description. No alternative was provided for the lot line markers. The applicant stated that the minimum distance from the proposed improvements to the nearest lot line is in excess of five hundred (500) feet.
Because the project is not close to any lot lines, we recommend approval of the modification requests based upon the alternative and justification provided.*
- D. *Section 404.2.B.2, 404.3.B.#, 404.3.C.2 – Location of Improvements on Adjoining Properties
The applicant has requested a modification of the requirement to provide the location of improvements on the adjoining properties. The applicant stated that the minimum distance from the proposed improvements to the nearest lot line is in excess of five hundred (500) feet. No alternative is provided.
Because the project is not close to any lot lines, we recommend approval of the modification requests based upon the justification provided.*
- E. *Section 506.1.B.3.b – Loading Ratio
The applicant is requesting a modification to increase the drainage area loading ratio from 8:1 to 9.3:1 (2.10 acres to 2.44 acres).*

Based upon the limited increase in the overall drainage area (14,810 sq. ft.) we recommend approval of this modification based upon the alternative provided.

F. Sections 505.3 – Basin Side Slopes

The applicant has requested a modification of the requirement to provide interior side slopes at a maximum slope of 5:1. In the alternative the applicant is proposing 3:1 side slopes.

We recommend approval of this modification based upon the alternative provided with the condition the applicant restrict access to the basin with fencing that will discourage access.

Conditions:

STORMWATER MANAGEMENT

4. *The date, final action and conditions of approval by the Board of Supervisors on any approved modification requests needs to be included on the plan (§ 404.2.I).*
5. *The location of the replacement on-lot sewage system absorption area needs to be clearly shown on the plans. In addition, the replacement sewage absorption area note needs to be included on the plan (§ 404.4.M, 404.4.N).*
6. *A cost estimate, financial security, and a financial security agreement needs to be provided (§ 405.3, 602).*
7. *The Certificate of Plan Accuracy and Certificate of Survey Accuracy need to be revised to match the Ordinance. All certificates need to be completed prior to recording the plan (§ 406, 406.2, 406.4).*
8. *An operations and maintenance (O&M) program, in recordable form acceptable to the Township, that clearly sets forth the ownership and maintenance responsibility of all temporary and permanent stormwater management facilities and erosion control facilities needs to be provided. A WORD template is available from Rapho Township (§ 501.1.C, 601).*

Discuss sewage disposal in Turnpike area

OLD BUSINESS

Reappoint representatives to the Lancaster County Tax Collection Bureau

Sara Gibson, primary representative

James Fisher, alternate representative

NEW BUSINESS

Resolution #2019-3 to adopt the Lancaster County Hazard Mitigation plan

Request for Mastersonville Fire Police to assist at Penryn Fire Company Mud Sale March 15 and 16, 2019

Tax Collector's year-end report

CORRESPONDENCE

Senator Ryan Aument – Invitation to Breakfast mtg. for Municipality Council Members and Administrators

Manheim Fire Company Annual report

Dave Lockard – Sewage Enforcement Officer's Annual report

Northwest EMS annual report

Milanof-Schock Library December report

Manheim Library December report

APPROVAL OF THE DISBURSEMENT LIST