

**BOARD OF SUPERVISORS MEETING  
FEBRUARY 7, 2019**

**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

**APPROVAL OF THE MINUTES OF JANUARY 17, 2019 MEETING**

**PUBLIC COMMENTS**

**CHAIRMAN'S COMMENTS**

**Discuss response to Department of Environmental Protection order regarding Act 537 plan**

**PLANNING**

**FINAL APPROVAL:**

**Daniel & Lauren Murphy Preliminary/Final Subdivision/Land Development Plan #18-366  
North Strickler Road**

**D.C. Gohn, consultant**

The applicants propose to subdivide an 18.755-acre lot into two residential lots. Lot 1 would comprise 1.831 acres and Lot 2 would comprise 16.924 acres. Lot 1 is intended to be developed as a single-family home in the future. The applicants plan to develop the remaining lands of Lot 2 with a single-family home with a pool and patio, driveways, a barn, and other outbuildings and drives. Stormwater is proposed to be managed on both lots by rain gardens and infiltration trenches. Both lots would be served by on-lot water and septic systems. The property is located in the Agricultural Zoning District.

**Modifications:**

**SUBDIVISION AND LAND DEVELOPMENT**

A. *Section 405.4.E, 405.4.F, 501 – Financial Security*

*The applicant has requested a waiver of the requirement to provide financial security for all proposed improvements on Lot 1. In the alternative, the applicant proposes to provide financial security for the Lot 1 improvements at the time permits are requested for construction.*

*The Planning Commission, at their meeting on December 3, 2018, recommended approval of this modification request, subject to the following conditions:*

1. *All facilities required to protect and/or improve public streets or adjoining properties shall be promptly installed, and financial security shall be posted to secure the proper installation of such improvements.*
2. *Applicant shall apply for & receive any permits necessary to install the facilities which are required to protect and/or improve public streets or adjoining properties. The fee for such permits shall be based upon the fee schedules in effect at the time of permit application.*
3. *An improvement guarantee shall be posted to secure the completion of specific improvements and/or stormwater management or other facilities to serve Lot 1 prior to issuance of any zoning permit to authorize erection of a structure on the lot.*
4. *A note shall be added to the subdivision plan prior to recordation which shall state:  
The owner of Lot 1 shall be required to post necessary financial security to insure the installation of the specific improvements and/or stormwater management or other facilities serving Lot 1 prior to the issuance of a Zoning Permit to authorize the erection of any structure upon Lot 1.*
5. *A violation of these conditions shall be considered a violation of the Rapho Township Subdivision and Land Development Ordinance and the Rapho Township Stormwater Management Ordinance.*

- B. *Section 602.5.E – Additional Right-of-Way*  
*The applicant has requested a modification of the requirement to provide additional right-of-way along Strickler Road. No alternative is provided.*  
*The Planning Commission, at their meeting on December 3, 2018, recommended approval of this modification request.*

### **STORMWATER MANAGEMENT**

- A. *Section 506.1.B.3.B – Loading Ratios*  
*The applicant has requested a modification of the requirement that the maximum loading ratios in non-Karst areas shall be 5:1 impervious area to infiltration area and 8:1 total drainage area to infiltration area. In the alternative, the applicant proposes to exceed the impervious loading ratio for Rain Garden 3 and to exceed the total drainage area loading ratio for all proposed BMPs due to the size of the open lawn areas that will be tributary to the BMPs.*  
*The Planning Commission, at their meeting on December 3, 2018, recommended approval of this modification request, based upon the justification and alternative provided.*
- B. *Section 504.4.d.3 – Swale Slopes*  
*The applicant has requested a modification of the requirement that the maximum swale slopes shall be two (2) percent. In the alternative, the applicant proposes Swale B at 1.3% and Swale D at 1.5%, both of which provide six (6) inches of freeboard, to convey the house and lawn area.*  
*The Planning Commission, at their meeting on December 3, 2018, recommended approval of this modification request, based upon the justification and alternative provided.*
- C. *Section 505.3.e – Spillway Width*  
*The applicant has requested a modification of the requirement that the maximum spillway width shall be 20 feet. In the alternative, the applicant proposes Rain Garden 1 with a 50-foot spillway width in order to address concerns of creating a new shallow concentrated flow path for a storm event that exceeds the 100-year event.*  
*The Planning Commission, at their meeting on December 3, 2018, recommended approval of this modification request, based upon the justification and alternative provided.*
- D. *Section 505.3.a.2 – Above Ground Storage Facility Design Criteria*  
*The applicant has requested a modification of the requirement that the design of Rain Garden 3 needs to comply with the requirements (embankment geometry, embankment construction, spillway) for a facility with a depth between two (2) feet and six (6) feet. Although the 100-year depth is less than two feet, the facility depth measures 2.5-feet (from the bottom elevation to the invert of the spillway). In the alternative, the applicant proposes Rain Garden 3 to meet the design standards for an above ground facility with a depth less than two (2) feet.*  
*The Planning Commission, at their meeting on December 3, 2018, recommended approval of this modification request, based upon the justification and alternative provided.*

### **Conditions:**

#### **SUBDIVISION AND LAND DEVELOPMENT**

1. *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).*
2. *All certificates need to be completed prior to recording the plan (§ 403.5, 405.3).*
3. *Evidence of review by emergency service providers needs to be provided (§ 403.6.A).*
4. *Evidence of an approved planning module, exemption request, or notice that a planning module is not required needs to be provided (§ 405.4.A).*
5. *Financial security in the amount of \$56,023.28, and a financial security agreement need to be provided (§ 405.4.E, 405.4.F, 501).*
6. *The applicant needs to satisfy the park and recreational land dedication requirements prior to plan recording (§ 612).*

### **STORMWATER MANAGEMENT**

1. *An ownership and maintenance agreement, in a 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 needs to be provided (§ 501.1.C, 601).*
2. *An easement shall be provided from the spillway outfall to a natural or artificial watercourse (§ 505.7). As required by Section 501.15.C, the applicant has provided signed statements from two of the three downstream landowners that refuse to grant an easement. A written statement signed by the Zooks will also need to be provided for the Rain Garden 3 spillway. The applicant has provided calculations to show the discharges from all spillways will be in a non-erosive, sheet flow condition, and for all design storms, runoff from the applicant's site will flow onto the adjacent property in a manner similar to the runoff characteristics (spread, velocity, and peak rate) of the pre-development flow.*
3. *The Rain Garden 3 spillway width needs to be updated in the detail on sheet 10.*

### **BRIEFING ITEM:**

#### **B.C. Desai Holiday Inn Preliminary/Final Land Development Plan #18-368 Southwest corner of East Main Street and Esbenshade Road, Mount Joy ELA Group, Inc., consultant**

The property comprises 4.619 acres near the intersection of Route 230 (Main Street) and Esbenshade Road. The applicants propose to construct a 4 story, 85-room hotel. A provision is made for a future Phase 2 with an additional retail/restaurant building, which would require a separate land development plan. The project has several driveways, one of which would access Authority Drive on south side of the lot. The project was approved by conditional use by the Board of Supervisors on January 17, 2019. The driveway configurations have precipitated a number of waiver requests. The property is located in the Mixed Use Commercial Zoning District.

#### **Steckbeck Engineering for Sporting Valley School stormwater drainage 803 South Colebrook Road**

#### **Request to reduce letter of credit in the amount of \$ Flyway Excavating Land Development Plan #17-349 South Esbenshade Road and Old Harrisburg Pike**

#### **Request for extension to April 22, 2019 Ivan S., Rebecca S., and Eli S. Fisher Final Land Development Plan #18-367 239 Hossler Road**

#### **Acknowledge receipt of Conditional Use Application #2019-33 Guardian Barrier Services Forward to Planning Commission and schedule hearing (recommended date 3/7)**

### **OLD BUSINESS**

#### **Adopt Ordinance #2019-2 to allow intergovernmental cooperation agreement for the purchase of public works equipment with Penn Township and Manheim Borough**

#### **Approve agreement for purchase of Cimline MAGMA M1 Melter Applicator (crack sealer) with Penn and Manheim**

#### **Appoint representative to the Manheim Area Water and Sewer Authority board (to complete unexpired term to expire 12/31/19)**

## **NEW BUSINESS**

**Award paving materials contracts**

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

**Discuss bid process for municipal trash and recycling collection contract**

## **CORRESPONDENCE**

*LCPC – Receipt of Proposed West Hempfield Zoning Ordinance Amendment re:off-street parking*

*LCPC – Review of the Zoning Ordinance Map Amendment for 936 Strickler Rd to include Village Overlay (VO)*

*Auditor General audit of Mastersonville Volunteer Firemen’s Relief Association*

*Lancaster County Clean Water Consortium – invitation to Municipal Stormwater Forum 6/3/19*

*LCPC – Plan Review Comments for B C Desai Project*

*LC District Attorney – 4<sup>th</sup> Quarter Drug Task Force Report – 2018*

*Fire Department Mount Joy – invitation to annual banquet 3/9/19*

*LCCD – Invitation to mtgs concerning Spotted Lantern Fly*

## **APPROVAL OF THE DISBURSEMENT LIST**