

**RAPHO TOWNSHIP
PLANNING COMMISSION MINUTES
MARCH 7, 2016 7:00 p.m.**

The meeting was called to order by Chairman Jay Gainer at 7:00 p.m., followed by the Pledge of Allegiance. In attendance were Carrol Ehrhart, Darwin Nissley, Howard Boyd, Dennis Shellenberger, Jay Gainer, Jim Caldwell, RETTEW, and Sara Gibson.

The minutes of the February 1, 2016 meeting were approved on a motion by Ms. Ehrhart, seconded by Mr. Boyd. All in favor.

BRIEFING ITEM:

Skyview Tractors Final Land Development Plan #16-312

608 Fairview Road

Mr. Caldwell presented the plan. The applicants propose to construct a 12,000 square foot tractor repair shop and associated parking, drives, and storm water management facilities on a 52.145 acre parcel at the intersection of Esbenshade and Fairview Roads. The project was granted several variances, including relief from landscaping, parking, and outdoor storage requirements, by the Zoning Hearing Board on December 3, 2015. The project was granted conditional use approval as an Agricultural-Related business by the Board of Supervisors on December 17, 2015. The property includes a single-family detached dwelling, several farm buildings, one of which is currently used for the tractor repair shop, and a seasonal roadside stand. The applicants have requested nine waivers, relating to preliminary plan, water and sewer feasibility, and road improvements. Stormwater is proposed to be managed with an infiltration basin and an underground stone infiltration bed. The property is located in the Agricultural Zoning District.

Mr. Caldwell pointed out the access drives onto Esbenshade Road and Fairview Road. The applicants plan to use pavement and recycled asphalt for the parking areas. They have allowed some room for future overflow parking. The applicants indicate three parking spaces for the roadside stand. Mr. Caldwell said staff has requested that they segregate the house and stand from the tractor repair business.

The applicants plan to request additional waivers, but have not yet submitted written requests for those. The Township has stated that the applicants must produce a trip generation study, if not a full traffic study.

Mr. Nissley asked about the northern driveway. Mr. Caldwell said the driveway accommodates a turning radius for both left and right turns for tractor trailers. The Commission agreed that this was a dramatic improvement over the plan they had seen during the conditional use process.

Mr. Caldwell explained the discharge point planned for the basin. Ms. Ehrhart thought that there was enough room for emergency overflow in the event of multiple 100-year storms.

Mr. Caldwell explained the sewage testing that had been completed across the street for their replacement area. The Commission agreed that was not an ideal location for the replacement area, but it is compliant with the ordinance.

Mr. Boyd asked about the applicants' plans for disposal of grease and oil. Mr. Caldwell indicated that the applicants have not yet provided sufficient information regarding their operations and management plan.

Mr. Caldwell said the Commission could anticipate seeing this plan as a review item at their next meeting.

There was some discussion on Agricultural-Related businesses and whether the Zoning Ordinance should be amended to address some of the provisions that allow Agricultural-related businesses on properties in the Agricultural Zoning District without an operating farm use.

ACTION ITEM:

M&R Grains Conditional use application #2016-26

1106 Newcomer Road

The applicants operate a grain mill operation which consists of storing, drying, and grinding grain. The applicants propose to expand the business by constructing a 78' diameter grain bin, partially on existing impervious surface. Approximately 450 square feet will be located on existing grass. The applicants also propose to construct a 16'x9' shed on pervious ground. This shed is only for storage of electrical equipment. With the additional impervious coverage, the lot coverage would increase to 41% on a parcel the applicants state comprises 3.90 acres (3.678 acres plus an adjacent lot identified as #1A). A variance was granted by the Zoning Hearing Board on February 2, 2016 to allow this increase in impervious coverage. The expansion of the existing use is requested as an Agricultural-Related business under Section 603.C.1.e. The property is located in the Agricultural Zoning District.

Mr. John Williamson of Team Ag and Mr. Dustin Musser were in attendance and spoke on behalf of the applicants. They explained that the bin currently proposed would have an 84' wide footer, with a 72' diameter bin. The top of the grain elevator would measure 149'.

Ms. Ehrhart asked about how truck traffic would increase with the additional bin. Mr. Musser anticipated that there would be approximately 200 more truckloads per year. The business currently has approximately 2,000 truckloads per year. Mr. Musser said this bin was intended for wheat, but it could have other uses as well, so loading and unloading would take place at varying times throughout the year. The use would not intensify operations at any particular time.

Mr. Musser said that the increase in electrical needs was being accommodated by PP&L with a new pole adjacent to the electrical shed.

The applicants stated that their net increase in impervious surface was approximately 450 square feet. They had asked for an exemption to stormwater planning. Mrs. Gibson indicated with the area of disturbance greater than 5,000 square feet, the project would require a major plan under the stormwater ordinance.

Ms. Ehrhart made a motion, seconded by Mr. Shellenberger, to recommend approval of the conditional use application. All in favor.

ACTION ITEM:

Amendment to Zoning Ordinance for FEMA Floodplain Management Compliance

Mr. Caldwell explained that the Federal Emergency Management Agency had compiled new floodplain maps for Lancaster County. He said municipalities must update our ordinances to comply with these maps by April 5, 2016. Mr. Caldwell said that some of the definitions have changed, so we had to incorporate new terminology to match the new maps in our Zoning Ordinance. The flood proofing requirements have changed from 1 foot to 1½ feet above the elevation of the 1% annual chance flood, which will save residents money on their flood insurance.

Ms. Ehrhart made a motion, seconded by Mr. Nissley, to recommend adoption of the amendment to the Zoning Ordinance. All in favor.

There being no further business to come before the Commission, the meeting was adjourned at 7:45 p.m.

Respectfully submitted,
Sara M. Gibson
Township Manager