

**BOARD OF SUPERVISORS MEETING
APRIL 18, 2019**

**CALL TO ORDER
PLEDGE OF ALLEGIANCE
APPROVAL OF THE MINUTES OF APRIL 4, 2019 MEETING**

POLICE REPORT

PUBLIC COMMENTS

CHAIRMAN'S COMMENTS

PLANNING

**Decision regarding Conditional Use Plan #2019-34
PA Property Investors, LLC**

FINAL APPROVAL:

Ivan S., Rebecca S., and Eli S. Fisher Final Land Development Plan #18-367

239 Hossler Road

RAV Associates, Inc., consultant

The property is comprised of 49.7 acres. The applicants wish to develop 33,865 square feet of impervious coverage, including a residential dwelling, carriage barn, and driveway, for a total land disturbance of 3.4 acres. The plan incorporates a proposed lot add-on to add 2,435 square feet to the driveway from the adjacent lot owned by David and Catherine Greenly. Stormwater would be managed with various infiltration trenches along the length of the driveway and adjacent to the buildings. The property would be served by on-lot water and septic systems. The property is located in the Agricultural Zoning District.

Modifications:

Subdivision and land development

1. *Section 403.1.B – Profile Scale*

The applicant is requesting a waiver to draw all profiles at a horizontal scale of one (1) inch equals fifty (50) feet. In the alternative, the applicant is requesting the horizontal plan scale to be one (1) inch equals forty (40) feet to match the plan scale.

At their March 4, 2019 meeting, the Planning Commission recommended approval of this waiver request based upon the justification and alternative provided.

2. *Section 602.5.E – Additional Right-of-Way*

The applicant is requesting a waiver of the requirement to provide additional right-of-way along Hossler Road. Hossler Road is a state road, and the applicant has a very limited amount of frontage along the road. At their March 04, 2019 meeting, the Planning Commission recommended approval of this modification request based upon the justification and alternative provided.

Stormwater management

1. *Section 404.4.D – Easements and Rights-of-Way*
The applicant is requesting a waiver of the requirement to provide a minimum twenty (20) foot wide access easement. In the alternative, the applicant is proposing a minimum width of ten (10) feet. The applicant's property is less than twenty (20) feet wide in some areas. In those areas, they are requesting the minimum width be ten (10) feet.
At their March 4, 2019 meeting, the Planning Commission recommended approval of this modification request based upon the justification and alternative provided.
2. *Section 506.1.B.3.B – Infiltration Facility Loading Ratio (New Request This Submission)*
The applicant is requesting a waiver of the maximum 8:1 loading ratio for infiltration facilities in non-karst areas. In the alternative, the applicant is proposing Infiltration Basins C1, C2, and D1 to have total area loading ratios of 11.5:1, 11.1:1, and 10.9:1 respectively.
At their March 4, 2019 meeting, the Planning Commission 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 (§ 403.2.I, 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. *The plan shows a 36" SLCPP overflow pipe and 18" filter sock that need to be included in the opinion of probable cost. A revised opinion of probable cost and financial security 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).*
7. *An ownership, use and maintenance agreement, in a recordable form acceptable to the Township, needs to be provided for the shared use driveway.*

STORMWATER MANAGEMENT

1. *Evidence of approval of the Erosion and Sedimentation Control Plan and NPDES Permit by the Lancaster County Conservation District needs to be provided (§ 405.1).*
2. *Section 2, subsections F, G, H, J, K and L of the Operations and Maintenance Agreement need to be revised to state the specific practice proposed or deleted a section is not applicable. The revised ownership and maintenance program needs to be provided (§ 501.1.C, 601).*
3. *Evidence of approval by DEP for the GP-7 needs to be submitted.*

FINAL APPROVAL:

Elm Tree Properties Final Subdivision Plan -- Phase 5A #19-371

936 Strickler Road

David Miller/Associates, consultant

The property is comprised of a total of 14.218 acres and is identified as Parcel K in the overall Elm Tree Plan. The applicants propose to subdivide the first phase of the project into 27 single family lots. The property will ultimately be accessed by two public road access points along the west side of Strickler Road. Public water and sewer service will be extended throughout the development. The property is located within the R-2 Zoning District, and is part of the Village Overlay.

Modifications:

SUBDIVISION AND LAND DEVELOPMENT

A. *Section 602.1.M – Snow Stockpile Easements*

The applicant is requesting a waiver to provide snow removal stockpile easements. The applicant has reviewed the necessity of the snow removal stockpile easements with the Township and the Township indicated they do not want the easements provided.

At their meeting on April 1, 2019, the Planning Commission recommended approval of this modification request based upon the justification provided.

B. *Section 602.14.D.2 – Temporary Cul-De-Sac Streets*

The applicant is requesting a waiver for the maximum 800 foot length of a temporary cul-de-sac. In the alternative, the applicant is proposing a temporary cul-de-sac length of 875 feet due to the location of the proposed phase line and location of the last lot in the first phase.

At their meeting on April 1, 2019, the Planning Commission recommended approval of this modification request based upon the alternative and justification provided.

Conditions:

ZONING

1. *The provided parking spaces note stated 280 and 108 provided parking spaces. This needs to be clarified.*

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. *The proposed street names need to be approved by the Township (§ 404.1.E, 602.3.B).*
3. *All certificates need to be completed prior to recording the plan (§ 405.3).*
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. *Evidence of approval of water and sewer design, capacity, and financial security needs to be provided (§ 405.4.E, 405.4.G, 501).*
6. *Financial security, in the amount of \$ 773,990.78, which includes the required ten (10) percent contingency, and a financial security agreement need to be provided (§ 405.4.E, 405.4.F, 501).*
7. *Traffic sign installation and sign details need to be included on the plans for approval by the Township (§ 602.3.F). In addition, additional 'No Parking' signs need to be provided.*
8. *A street lighting plan needs to be provided (§ 602.13).*

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. *The outfall pipe slope used in the report for Basin 1 and plan and detail need to match (§ 404.4.H.1).*

Elm Tree Properties Final Subdivision Plan -- Phase 5A #19-371

Improvement Guarantee agreement and Stormwater Operations and Maintenance agreement

Preliminary/Final Land Development Plan #18-354

Good's Country Properties LLC, 1335 Strickler Road

Improvement Guarantee agreement and Stormwater Operations and Maintenance agreement

OLD BUSINESS

Award municipal waste collection contract 7/1/19-6/30/22 to Penn Waste in the base amount of \$155.64 per unit

Set per unit rate for trash/recycling collection for 7/1/19-6/30/20

Recommended rate is \$260 per unit per year, with a \$10.00 discount for full year's payment by June 30, 2019

Award contract for Lefever Road basin project to Flyway Excavating in the amount of \$76,900.00

NEW BUSINESS

CORRESPONDENCE

LCPC – Receipt of Plan Review Proposed Amendment – East Hempfield Twp.

Mastersonville Fire Company spring newsletter

Mount Joy Borough spring newsletter

Manheim Historical Society – Invitation to Annual Banquet

Northwest EMS monthly report

LCPC – Plan Review – Elm Tree Phase 5A

LCPC – Mount Joy Twp. – SW Amendment

Milanof-Schock Library monthly report

Manheim Borough newsletter

Manheim Central School District newsletter

APPROVAL OF THE DISBURSEMENT LIST