

**BOARD OF SUPERVISORS MEETING  
MAY 2, 2019**

**CALL TO ORDER  
PLEDGE OF ALLEGIANCE  
APPROVAL OF THE MINUTES OF APRIL 18, 2019 MEETING**

**PUBLIC COMMENTS**

**Tommy Gaulden, 1291 Willow Creek Drive**

**CHAIRMAN'S COMMENTS**

**PLANNING**

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

**FINAL APPROVAL:  
Major Land Disturbance Plan #19-369  
Edwin L. and Linda S. Bentzel  
3177 Elm Tree Road  
Diehm and Sons, consultant**

The applicants propose to construct a dwelling with a shed and a 12' wide driveway on a 1.393-acre vacant lot. Impervious coverage would total 6,100 square feet, or 11% of the lot. Stormwater is proposed to be managed by two subsurface drainage facilities. The property is located in the Agricultural Zoning District.

**Modifications:**

- A. *Section 504.4.a.4 – Design Standards – Water Carrying Facilities*  
*The applicant has requested a modification of the requirement to use a minimum storm sewer pipe diameter of 18 inches. In the alternative, the applicant proposes to utilize 8-inch diameter storm sewer pipes to convey small drainage areas to the proposed subsurface infiltration trenches. Capacity analysis has verified that the pipe will be capable of conveying the 100-year storm event.*  
*We recommend approval of this modification request based upon the alternative and justification provided.*
- B. *Section 506.1.B(3) – Design Standards – Volume Control*  
*The applicant has requested a modification of the requirement that the maximum overall loading ratio be 8:1 as it relates to Infiltration Facility No. 2. In the alternative, the applicant proposes an overall loading ratio of 12.3:1 with an impervious area loading ratio of 0.6:1 which is significantly less than the 5:1 maximum.*  
*We recommend approval of this modification request based upon the alternative and justification provided.*

**Conditions:**

**STORMWATER MANAGEMENT**

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 (§ 404.2.I).*
2. *The locations of existing wells and septic systems upon and within two hundred (200) feet of the subject tract need to be included on the plan (§ 404.3.B.3, 404.3.C.2).*
3. *A note needs to be provided indicating a private water supply is proposed (§ 404.3.B.2).*

4. *The label for the rear set back line needs to be revised from side yard setback to rear yard setback (§404.4.E).*
5. *An easement needs to be provided around the on-lot sewage replacement location. In addition, a note needs to be added stating that no improvements shall be constructed upon the on-lot sewage replacement location (§ 404.4.N).*
6. *A cost estimate, financial security, and a financial security agreement need to be provided (§ 405.3, 602)*
7. *All certificates need to be completed prior to recording the plan (§ 406).*
8. *The title for the Rapho Township Board of Supervisors certificate needs to be revised to Rapho Township Board of Supervisors Stormwater Management Site Plan Approval Certificate (§ 406.2).*
9. *The runoff coefficients for cultivated and grass areas are consistent with the ordinance. The “c” value for impervious appears to be different. This needs to be clarified (§502.8).*
10. *An operations and maintenance 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 need to be provided (§ 501.1.C, 601).*
11. *A note needs to be added to the plan stating that post construction infiltration testing needs to be performed and the results provided as part of the as-built plan submission (§ 604.5.D.5).*
12. *The driveway trench drain needs to be moved closer to the street to minimize the extent of the undetained portion of the driveway that discharges on to Elm Tree Road. In addition, Calculations need to be provided to show that the trench drain will accept all stormwater flows without surcharge.*
13. *The driveway/roadside swale needs to have adequate capacity so that runoff from the driveway will not discharge on to Elm Tree Road.*

**FINAL APPROVAL:**

**Major Land Disturbance Plan #19-372**

**Keith Bollinger**

**822 Orchard Road**

**Leight-Heigel, Consultant**

The applicant proposes to construct a new house with an attached garage at a location separate from an existing house, which was destroyed by fire in 2018. The damaged house and attached would be demolished, and the new house would be served by an extension of an existing driveway. A new septic system would be installed. The total area disturbed would be .95 acre. Stormwater would be managed by a stone infiltration trench and removal of other impervious area. The property is located in the Agricultural Zoning District.

**Modification:**

- A. *Section 507.2.a.2 – Maximum Stormwater Loading Ratio*  
*The applicant is requesting a modification from the requirement of providing a maximum stormwater total area loading ratio of 8:1. In the alternative, the applicant is proposing a total area loading ratio of 12:2. Sanitary percolation testing results within 60 feet of the proposed infiltration trench indicate the underlying soils can handle higher stormwater loading rates.*  
*We recommend approval of this modification request based upon the alternative and justification provided.*

**Conditions:**

**STORMWATER MANAGEMENT**

1. *An on-lot sewage replacement area, easement, and note need to be provided (§ 404.4.N).*
2. *Financial security, in the amount of \$19,342.95, which includes the required ten (10) percent contingency, and a financial security agreement need to be provided (§ 405.3, 602).*
3. *All certificates need to be completed prior to recording the plan (§ 406).*
4. *The applicant needs to confirm that the rate and volume in post development does not exceed the pre-development hydrograph at all points, as there is a discharge from the infiltration trench in the 2-year storm (§ 501.17.A).*
5. *The operations and maintenance (O&M) agreement needs to be executed by the applicant and the Township (§ 501.1.C, 601).*

**Zoning Officer's report**

**OLD BUSINESS**

**NEW BUSINESS**

**Resolution #2019-6**

Designation of Agent for Hazard Mitigation Grant Program application

**Request for Mastersonville Fire Police assistance at Manheim Borough Rock N Glow race  
6/1/19**

**Memorandum of Understanding with Lancaster County Conservation District**

**Tax Collector's report**

**CORRESPONDENCE**

*Mount Joy Twp Newsletter*

*West Hempfield Twp Newsletter*

*PSATS – 2018 Annual report*

*LC Commissioners – Lanc County-Wide Communications Expo – 5/16/2019*

*LC DA Drug Task Force 2019 First Quarter Report*

*LCPC – East Hempfield Twp - Zoning Ordinance Text Amendments*

*PA DEP – Approval Letter – ACT 537 Exemption – Holiday Inn Express & Suites Development*

**APPROVAL OF THE DISBURSEMENT LIST**