

**BOARD OF SUPERVISORS MEETING
MAY 6, 2021**

**CALL TO ORDER
THE PLEDGE OF ALLEGIANCE
APPROVAL OF THE MINUTES OF APRIL 15, 2021 MEETING**

CONDITIONAL USE HEARING:

**Derek Hanna Conditional Use Application 2021-38
3322 Sunnyside Rd, Manheim
G.D. Keener, LLC**

Consider the conditional use application of Derek Hanna who seeks approval to use property located at 3322 Sunnyside Road, Manheim, Pennsylvania, in Rapho Township for an agricultural support business in the Township's Agricultural Zone. The application is submitted under Section 608.F of the Zoning Ordinance.

PUBLIC COMMENTS

CHAIRMAN'S COMMENTS

PLANNING

BRIEFING ITEMS:

**Redcay Development III, LLC,
1156 Four Star Drive
Modification Requests Revised Preliminary / Final Plan Land Development Plan
RT #20-404**

David Miller/Associates, Inc.

Redcay Industrial Development III, LLC is proposing to construct additional parking areas around the existing warehouse facility located at 1156 Four Star Drive in Rapho Township, Lancaster County. The approximately 30-acre project site is located on the north side of Strickler Road at the intersection with Four Star Drive within the Strickler Road Industrial Park and was formerly known as the Forever 21 warehouse site. There is currently a warehouse building loading dock area and parking facilities existing throughout the site. Stormwater management is provided for the site by regional basins that were previously constructed as part of the original development of the industrial park. NPDES requirements dictate the need for additional stormwater features to be constructed on the property to offset the increase in volume of runoff associated with the increase in impervious area. The volume control will be provided through the use of two injection wells that have been designed to collect the runoff from a portion of the existing roof and infiltrate it back into the groundwater. Approximately 9.4- acres of land will be disturbed as part of the site improvements. Requested Modification 1: Section 305 – Preliminary Plan Application, 2: Section 403.1 – Drafting Standards – Profile Scale Requested 3:: Section 602.11.A. – Curbing

BRIEFING ITEM:

**Jeff Buckwalter (2982 Buckwalter Road)
Application for Subdivision and or Land Development Plan and for consideration of a
modification - RT #21-409
Diehm and Son**

The property is located at 2910 Buckwalter Road in Rapho Township. The property is 18.51 acres in size. The applicant is seeking to add 15.51 acres of land to an adjoining farm that is owned by Robert and Brenda Buckwalter. The Buckwalter farm is 51.78 ac in size. The resultant combined area of the farm will be 67.29 acres. The applicant is seeking a waiver of 403.1 Drafting Standards, SLDO Section 403.C.4.B and D thru I, Section 403.4N – easement for on-lot sewage replacement easement Lot 1 (67.29 Ac.)

ACTION ITEM:

Mid State-Roofing

Cornerstone Lot W-5

RT# 20-115

David Miller/ Associates, Inc.

Extension of Time to Review

Consideration of applicant’s request for an extension of time to address the review comments until June 30, 2021. Specifically the extension is requested to allow the applicant time to process the NPDES permit application for the project with PA DEP.

ACTION ITEM:

Consideration of Approval of Modification from Major to Minor Stormwater Management Plan for Lot #9 130 Autumn Leaf Lane.

Barry Hershey, Inc, is the owner of 130 Autumn Leaf Lane, identified as Lot 9 in the Autumn Leaf Estates Development. The homes in Autumn Leaf Estates are served by a private street and a private sewage treatment plant. There is an existing detention basin that was designed to provide rate control for the entire development. Lot 9 is ±1.325 acres in size. The owner is proposing to construct a single-family dwelling on the lot, which will have an on-lot well and will connect to the sewage plant. Because there is an existing rate control basin for the development that already accounted for this lot, applicant is requesting that the Board of Supervisors grant a waiver of Ordinance 2016-2 Section B.(4) to allow the plan to be processed as a Minor Stormwater Plan on the basis that volume control and an approved E&S Plan will be provided.

Zoning Officer’s April Report

OLD BUSINESS

NEW BUSINESS

Consider Approval of Manheim Borough’s request for Mastersonville Special Fire Police to provide security, traffic and crowd control for the Manheim VFW Post #5956 Memorial Day Parade on Monday, May 31, 2021.

Consider Approval of Resolution 2021-6 a Resolution of the Township of Rapho, amending the Rapho Township Community Park rules and regulations adopted pursuant to ORDINANCE NO. 2020-2.

Tax Collector’s April Report

CORRESPONDENCE

PA Turnpike Commission – Annual reminder of encroachments/incursions onto commission property

LCCD – Inspection of earth moving activities – Lester Martin – 2434 N Colebrook Rd

LCCD – NPDES - Completeness Notification Letter – Brook Farms Development – 1156 Four Star Dr

LCCD – Notice of Termination Denial Letter – Mastersonville Fire Company – 2121 Meadow View Rd

LCCD – Notice of Termination Denial Letter – Ivan Fisher – 239 Hossler Rd

LCCD – Approval of Minor Amendment modification – Tom Kile - Elm Tree Phases 4B & 4C Basin
LCCD - Approval of Minor Amendment modification – Tom Kile - Elm Tree Phases 4B & 4C Basin (correction)
LCCD – NPDES Permit Approval – Utility Keystone – 1976 Auction Rd
LCCD – Atlantic Sunrise Pipeline Inspection Report
LCCD – NPDES Permit Expiring – Greg Musser - 1487 Junction Rd
LCCD – NPDES Permit Expiring – QDOS – 1335 Strickler Rd
LCCD – E & S Plan approval – Covanta – 190 Shellyland Rd
LCCD- NPDES Permit Expiring – Matthew Martin – 1282 Lebanon Rd
Milanof-Schock Library – March Report
PA DEP – Notification of Planned Land Development/Chapter 102 Permits – Robert L Brubaker Jr – 2871 N Colebrook Rd
Team Ag – Notification of General NPDES Permit – Keith Frey – 3919 Elizabethtown Rd
LCPC – Plan Review without comments - Zoning Ordinance Amendment – East Hempfield Twp

APPROVAL OF THE DISBURSEMENT LIST