

**BOARD OF SUPERVISORS MEETING  
MAY 7, 2020**

**CALL TO ORDER**

**THE PLEDGE OF ALLEGIANCE**

**APPROVAL OF THE MINUTES OF APRIL 16, 2020 MEETING**

**PUBLIC COMMENTS**

**CHAIRMAN'S COMMENTS**

**PLANNING**

**BRIEFING ITEM:**

**Taco Bell Revised Final Land Development Plan #20-390**

**1580 Strickler Road**

**The Pettit Group, consultant**

The applicants received land development plan approval for a 2,753 square foot Taco Bell and additional commercial building on a 2.043-acre lot on December 20, 2018. Conditional use was granted on March 1, 2018. This revised land development plan supersedes the previously approved plan. It includes the same Taco Bell structure, plus a 2,200 square foot Starbucks drive-through coffee shop, a 3,435 square foot commercial building, and associated site improvements. Total lot coverage proposed is 69.8%, with a total of 49 parking spaces. Vehicle stacking areas are provided for both drive-through lanes. The property is located in the Mixed Use Commercial Zoning District, and would be served by public water and sewer.

**Request to reduce letter of credit from \$165,444.00 to \$5,200.00**

**Flyway Excavating Land Development Plan #17-349**

**South Esbenshade Road and Old Harrisburg Pike**

**Temporary zoning permit – Mazza Vineyards, Inc./Pennsylvania Renaissance Faire**

**2775 Lebanon Road**

**Acknowledge receipt of conditional use plan**

**M5v2/Messick's 1475 and 1575 Strickler Road**

**Forward to Township Planning Commission, schedule hearing date (recommended 6/18)**

**Zoning Officer's April report**

**OLD BUSINESS**

**NEW BUSINESS**

**Tax Collector's report**

## **CORRESPONDENCE**

*Lancaster County notification re: replacement of Little Chiques #1 bridge*

*Mount Joy Township newsletter*

*LCPC – Receipt of Plan Review – Amendment to Zoning Ordinance re: retaining walls – East Hempfield Twp.*

*Milanof-Shock Library Director's report*

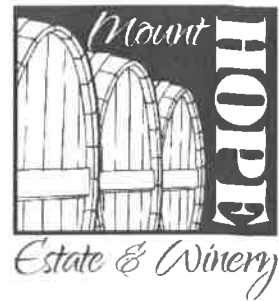
*LCPC – Elm Tree Properties Phase 5B and 5C to be reviewed 5/26/20*

*Northwest EMS – April report*

## **APPROVAL OF THE DISBURSEMENT LIST**

## **Drive-In Events Proposal**

Mount Hope Estate & Winery



### Movies

The movie events would be held in the Vineyard lot of Mount Hope Estate. These events would differ from our current business model, requiring later start and end times projected to begin at 9:00PM and end at 11:00 PM to allow the best viewing of the movie screen.

### Exhibit 1

The use of an FM radio transmitter would eliminate the need to broadcast sound out in the open, thereby creating no sound impact to the surrounding area during the event.

Cars would be parked across the parking lot with a small viewing area in front. A small sound system will be utilized for the seated audiences.

### Concerts

Mount Hope is currently approved to hold concert events. The difference between the current musical events held inside the Faire grounds and the proposed drive-in/sitting concerts is simply the relocation of visitors from open stage seating on the Faire grounds to sitting in their vehicles/designated areas in the Vineyard lot approximately 125 feet from the stage.

Because Mount Hope is an approved music event venue, the general concert times of 12-10 PM with evening shows being 7-10 p.m and afternoons being 12-7 p.m. Noise level would be consistent with any of our current outdoor concert events- the only difference the location being in an area otherwise designated normal designed for outdoor shows such as Volksfest and general parking.

Dates: Due to current guidelines by State of PA, we are unable to provide an accurate set of dates. We would run Movies on Friday and Saturday Nights

We would produce concerts based on availability of regional acts Wednesday – Sundays evenings and afternoons, weather permitting. We would also make these productions available to those who could not attend on crowdcast.io under our account mthope2775

### Visitors

In the initial phase, we would require visitors to park in their vehicles no different then they would in a general parking lot as restrictions would allow. As the bans are lifted we would gravitate to allowing visitors to park in a different lots and walk to designated area where blankets and or chairs could placed maintaining social distancing guidelines. People will be able to sit with members of their own household, but maintain social distancing from other guests, based on CDC guidelines to “limit close contact with individuals outside your household in indoor and outdoor spaces.” when that time becomes allowable under PA Dept of Health guidelines

### Traffic and Infrastructure

Security to maintain traffic flow would not be necessary for either the drive-in movies or concerts. The lot expected to hold these events has a capacity of 500 cars. The current traffic plan for the Pennsylvania Renaissance Faire can maintain 60 cars per minute incoming and the circular flow pattern of traffic has created ease of travel in and out of the area for guests.

The existing Victorian and Barn & Barrel restrooms would be available to visitors and are adequate in size for the anticipated patrons.

#### Maintenance – Trash

Trash frames currently utilized by the Estate will be placed throughout the event area and managed by Mount Hope staff.

#### Food and Beverage

Food and beverage take-out would be available to visitors from the Taproom with the ability order online and pick up after receiving notification of their prepared order. To assist with maintaining appropriate social distancing while picking up orders the Estate will provide signs indicating proper distancing leading to and away from the Taproom, pick-up of all pre-orders taking place outside from the main entrance of the Taproom and staff following CDC guidelines for food service businesses.

#### Conformity to Zoning

We believe all of these uses will not detrimental impact the surrounding Highway Commercial Area and will not be a nuisance to any residential areas based on our current use of the property for events such as Renaissance Faire and outdoor concerts and vending events. Current zoning use is Commercial Recreation which allows for creative event and use of the property.

We will adhere to our Emergency Management Plan on file with Pennsylvania Emergency Management and provide security as needed as patron counts increase to designated emergency management levels.

I will be available for the Thursday Meeting – on phone or in Facebook stream to answer any questions.

Scott Bowser

Mount Hope Estate & Winery \* Home of the Pennsylvania Renaissance Faire  
2775 Lebanon Rd. • Manheim, PA 17545 | 717-665-7021 • Fax: 717-664-3466 |  
PaRenFaire.com

**Proposed conditions – temporary zoning permit for Mazza Vineyards, Inc.  
Temporary permit for Drive-In/Gathering Events  
2775 Lebanon Road**

Acknowledging that under Section 902 of the Township Zoning Ordinance, the Board of Supervisors may, during times of local or national emergency, direct the Zoning Officer to issue a permit for temporary activities, the Board authorizes the issuance of a temporary zoning permit to Mazza Vineyards, Inc. for the temporary conditional use of the property at 2775 Lebanon Road for Drive-In/Gathering Events.

1. The applicant will follow the Operation and Management Plan as submitted.
2. The use may continue for up to 180 days from the date of permit issuance. The use may only continue after 180 days if a request for extension is presented to the Township and granted by the Board of Supervisors.
3. The applicant may at any time during the 180-day period submit a formal application for a conditional use for this activity.
3. The applicant will discontinue the use if/when the property's currently permitted use as a Renaissance Faire resumes.
4. No other outdoor event may be held at the property during a permitted Drive-In/Gathering event.
5. The applicant will ensure that the emergency access drive leading from the property to Mountain Road remain clear at all times.
6. A final event schedule will be confirmed with the Zoning Officer once it is determined.
7. A \$50 special event permit fee will be paid prior to the Wednesday of each week during which one or more permitted events will be held.
8. Any proposed change to the activities specifically authorized under this permit must be presented to the Board of Supervisors.
9. Failure to comply with these conditions or any other zoning regulation may result in enforcement action by the Zoning Officer, including termination of this temporarily permitted use.

Movie Venue 2020



Handicap-Parking #3

Handicap Parking #2

Wine Shop

Tap Room Entrance for F&B Pick Up

Handicap Parking

Audience and CAR Parking

Victorian Bathrooms

arking

**RAPHO TOWNSHIP-Building Permits Issue Date: 4/1/2020 - 4/30/2020**

PermitNo	Issue Date	Owner	Project Addr	Descript	Fee
<b>Building</b>					
<b>Ag - Electrical</b>					
200041	4/13/2020	WENGER IVAN O & MARTHA B	529 N ERISMAN RD	ELECTRICAL SERVICE AND PANEL REPL	\$119.50
<b>Total Ag - Electrical 1</b>					<b>\$119.50</b>
<b>Res-Solar Array</b>					
200044	4/13/2020	GEISEL ALICE M	1201 OLD LINE RD	RESIDENTIAL ROOF-MOUNTED SOLAR A	\$169.50
200043	4/7/2020	ORTIZ-GOMEZ GABRIEL	45 PINE TREE DR	RESIDENTIAL SOLAR ARRAY INSTALLAT	\$91.50
200045	4/13/2020	SOLLENBERGER CHARLES E & MIRIAM W	3121 PLEASANT VIEW DR	RESIDENTIAL SOLAR ARRAY INSTALLAT	\$262.50
<b>Total Res-Solar Array 3</b>					<b>\$523.50</b>
<b>Total Building 4</b>					<b>\$643.00</b>
<b>Total Permits: 4</b>					<b>\$643.00</b>

**RAPHO TOWNSHIP-Zoning Permits Issue Date: 4/1/2020 - 4/30/2020**

PermitNo	Issue Date	Owner	Project Addr	Descript	Fee
<b>Zoning</b>					
<b>Res-Patio</b>					
200037	4/3/2020	MADSEN JACKLYN A	1423 HEATHERWOOD DRIVE	LANDSCAPING PROJECT (FLAGSTONE P	\$109.00
<b>Total Res-Patio 1</b>					<b>\$109.00</b>
<b>Total Zoning 1</b>					<b>\$109.00</b>
<b>Total Permits: 1</b>					<b>\$109.00</b>



**RAPHO TOWNSHIP-StormWater Permits Issue Date: 4/1/2020 - 4/30/2020**

PermitNo	Issue Date	Owner	Project Addr	Descript	Fee
<b>StormWater</b>					
<b>Recorded Exemption</b>					
200031	4/3/2020	MADSEN JACKLYN A	1423 HEATHERWOOD DRIVE	LANDSCAPING PROJECT (FLAGSTONE P	\$75.00
<b>Total Recorded Exemption 1</b>					\$75.00
<b>Total StormWater 1</b>					\$75.00
<b>Total Permits: 1</b>					<b>\$75.00</b>

**RAPHO TOWNSHIP-Building Permit Est Costs Issued: 4/1/2020 - 4/30/2020**

Permit Type	SubType	Issued	Parcel ID	Status	Sq.Ftg	Est Cost
<b>Building</b>						
<b>Ag - Electrical</b>						
200041	Ag - Electrical	4/13/2020	5409975800000	Active	0	\$5,000
<b>Total Building - Ag - Electrical</b>						<b>1</b>
<b>Total Estimated Cost: Ag - Electrical</b>						<b>\$5,000</b>
<b>Total Sq.Ftg: Ag - Electrical</b>						<b>0</b>
<b>Res-Solar Array</b>						
200045	Res-Solar Array	4/13/2020	5402921300000	Active	0	\$60,034
200044	Res-Solar Array	4/13/2020	5406584700000	Active	0	\$29,265
200043	Res-Solar Array	4/7/2020	5407676000000	Active	0	\$3,384
<b>Total Building - Res-Solar Array</b>						<b>3</b>
<b>Total Estimated Cost: Res-Solar Array</b>						<b>\$92,683</b>
<b>Total Sq.Ftg: Res-Solar Array</b>						<b>0</b>
<b>Total Permits - All Uses:</b>						<b>4</b>
<b>Total Estimated Costs: 4/1/2020 - 4/30/2020</b>						<b>\$97,683</b>
<b>Total Sq. Ftg:</b>						<b>0</b>

Treasurers Monthly Ledger Report  
Lancaster County

Date Range: 01/16/2020 - 04/30/2020

540 Rapho Twp

	Face Amount	Penalty	Discount	Total Paid	Charges	Exonerations	New Bal
January 2020	\$0.00	\$0.00	\$0.00	\$0.00	\$1,749,493.65	\$0.00	\$1,749,493.65
February 2020	\$138,125.74	\$0.00	(\$2,762.74)	\$135,363.00	\$3,631.04	(\$467.40)	\$1,614,531.55
March 2020	\$255,018.73	\$0.00	(\$5,100.25)	\$249,918.48	\$0.00	\$0.00	\$1,359,512.82
April 2020	\$1,099,286.10	\$0.00	(\$21,983.13)	\$1,077,302.97	\$0.00	\$0.00	\$260,226.72
<b>Rapho Twp</b>							
<b>Totals:</b>	\$1,492,430.57	\$0.00	(\$29,846.12)	\$1,462,584.45	\$1,753,124.69	(\$467.40)	\$260,226.72
<b>540 Rapho Twp</b>							
<b>Totals:</b>	\$1,492,430.57	\$0.00	(\$29,846.12)	\$1,462,584.45	\$1,753,124.69	(\$467.40)	\$260,226.72

Report Grand Totals

<b>Totals:</b>	\$1,492,430.57	\$0.00	(\$29,846.12)	\$1,462,584.45	\$1,753,124.69	(\$467.40)	\$260,226.72
					<i>Outstanding 2019 S-D Interims</i>		<i>3482.50</i>
							<i>263,709.22</i>

Signature: *Mary G. Reedy*

# 2020 Streetlight Collections Summary

(Base Amount)

District	Num of Bills	Total Billed Amt	C o l l e c t e d A m o u n t s															
			Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Balance			
Covey Run	28	\$1,680.00	\$0.00	\$300.00	\$600.00	\$480.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$300.00
Elm Tree	347	\$20,820.00	\$0.00	\$4,620.00	\$5,520.00	\$7,680.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3,000.00
Green Park	366	\$21,960.00	\$0.00	\$4,920.00	\$7,200.00	\$6,780.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3,060.00
Pleasant View	53	\$2,915.00	\$0.00	\$660.00	\$715.00	\$1,155.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$385.00
The Meadows	22	\$1,320.00	\$0.00	\$360.00	\$480.00	\$300.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$180.00
Willow Creek	131	\$7,860.00	\$0.00	\$1,500.00	\$2,760.00	\$2,580.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,020.00
<b>Total Amounts:</b>		\$56,555.00	\$0.00	\$12,360.00	\$17,275.00	\$18,975.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$7,945.00
<b>Total Number Bills:</b>	947		0	207	289	318	0	0	0	0	0	0	0	0	0	0	0	133