

**BOARD OF SUPERVISORS MEETING
JUNE 4, 2020**

**CALL TO ORDER
THE PLEDGE OF ALLEGIANCE
APPROVAL OF THE MINUTES OF MAY 21, 2020 MEETING**

PUBLIC COMMENTS

CHAIRMAN'S COMMENTS

PLANNING

REVIEW ITEM:

**Conceptual Sketch Plan for Beacon of Manheim, LLC #20-392
3003 Lebanon Road
Dynamic Engineering, Consultant**

The applicants propose to develop a 5,000 square foot 7-11 convenience store with fueling stations and associated parking on a 2.08-acre section of the lot currently utilized for a park and ride at the intersection of Route 72 and the Turnpike interchange. The applicants propose 57 parking spaces associated with the 7-11, along with fueling canopies and a billboard. The additional 1.86-acre parcel would continue to be used as a park and ride, with a total of 100 parking spaces. The proposed use would be served by on-lot water and sewer. The property is located in the Highway Commercial Zoning District.

BRIEFING ITEM:

**Final Subdivision Plan for Elm Tree Phases 5B and 5C #20-393
936 Strickler Road
David Miller/Associates, consultant**

The applicants propose to construct 43 single-family homes on 14.218 acres of land adjacent to Rapho Park. The completed development will have two public road access points along the west side of Strickler Road. The property is currently improved with public infrastructure associated with Elm Tree Phase 5A, as well as a farmhouse, barns, and related structures. Several modifications are requested, relating to off-street parking and maximum build-to lines. The property is located in the R-2 Mixed Residential Zoning District and is part of the Village Overlay District.

REQUEST FOR WAIVER OF MAJOR LAND DISTURBANCE PLAN:

**Aaron Stoltzfus Tobacco Barn #20-394
3433 Meadow View Road
TeamAg, consultant**

The applicant has proposed to construct a 2,880 square foot tobacco barn on a 21.28-acre property. A driveway expansion project and greenhouse project were previously completed as separate projects in 2016. The area of disturbance for the tobacco barn totals 5,000 square feet. Stormwater is proposed to be managed with a seepage bed. The applicant seeks a waiver of the requirements for a Major Land Disturbance plan and requests that the plan be processed as a Minor Land Disturbance plan. The property is located in the Agricultural Zoning District.

**Sewage Isolation Distance waiver request
Ron Shepherd, 2736 North Colebrook Road**

**Request for 90-day extension
Mount Joy Investors, LLC
Taco Bell Revised Final Land Development Plan #20-390
1580 Strickler Road**

Zoning Officer's May report

OLD BUSINESS

None

NEW BUSINESS

Tax Collector's May Report

CORRESPONDENCE

LCPC – Discontinuation of distribution to municipalities of mylar copies of recorded plans

LCPC – Approved a change to LCPC signature block by requiring only one staff signature

LCPC – Recommended approval of rezoning of 1925 Sheaffer Rd from MU to R-2 – Mount Joy Twp

LCPC – Advisory Plan Review comments/recommendations – Elm Tree Phases 5B & 5C – Rapho Twp

LC Commissioners - correspondence Re: CDBG (Community Development Block Grant)

APPROVAL OF THE DISBURSEMENT LIST