

BOARD OF SUPERVISORS MEETING SEPTEMBER 17, 2020

**CALL TO ORDER
THE PLEDGE OF ALLEGIANCE
APPROVAL OF THE MINUTES OF SEPTEMBER 3, 2020 MEETING**

POLICE REPORT

PUBLIC COMMENTS

CHAIRMAN'S COMMENTS

PLANNING

**Request for 60-day extension
Mount Joy Investors, LLC
Taco Bell Revised Final Land Development Plan #20-390
1580 Strickler Road**

**ACTION ITEM:
Gary and Cheryl Good Land Development Plan #20-395
2127 Kulp Road
Harbor Engineering, Consultant**

MODIFICATION REQUESTS

Subdivision and Land Development

- A. *Section 403.1.A – Drafting standards – Plan Scale*
The applicant has requested a modification of the requirement that the plan be prepared at a horizontal scale of 10, 20, 30, 40, 50 feet to the inch and, in the alternative, provide a plan scale of 60 feet to the inch. The Planning Commission, at their July 6th, 2020 meeting, recommended approval of this modification request based upon the alternative and justification provided.
- B. *Section 403.3 – Existing Features*
The applicant has requested a modification of the requirement that existing features located upon or within 200 feet of the tract be shown and, in the alternative, provide a detailed survey data for existing site features in the area where the new dwelling is proposed. The Planning Commission, at their July 6th, 2020 meeting, recommended approval of this modification request based upon the alternative and justification provided.
- C. *Section 602.5.E – Dedication of Existing Street Right-of-Way Width*
The applicant has requested a waiver of the requirement that additional right-of-way be provided along Kulp Road as it would provide no benefit to the Township or its residents. The Planning Commission, at their July 6th, 2020 meeting, recommended approval of this modification request subject to the applicant working with the Township to provide a limited easement adjacent to the existing right-of-way for a turn-around area for Township maintenance vehicles.
- D. *Section 602.6 – Reconstruction of Existing Streets*

Because this modification is not required, this modification has been withdrawn, in writing, by the applicant.

Stormwater Management

A. *Section 506.1.B.3.b – Maximum Loading Ratio*

The applicant has requested a modification of the requirement to provide a loading ratio for volume control facilities less than 5:1 impervious drainage area to infiltration area and 8:1 total drainage area to infiltration area for non karst areas. In the alternative, the applicant is proposing a maximum loading ratio of 8.2:1 for the total drainage area to the infiltration basin.

The Planning Commission, at their July 6th, 2020 meeting, recommended approval of this modification request based upon the alternative and justification provided.

SUBDIVISION AND LAND DEVELOPMENT

1. *The date, final action and conditions of approval by the Board of Supervisors on any approved modification requests needs to be included on the plan. In addition, the reference to the street reconstruction modification needs to be removed from the cover sheet (§ 403.4.J).*
2. *All certificates need to be completed prior to recording the plan (§ 403.5, 405.3).*
3. *The detailed inspection schedule needs to include an observation at the completion of the excavation and subgrade preparation of the infiltration basin prior to the installation of the amended soils. In addition, the schedule needs to include an observation of the underdrain prior to covering (§ 405.2.L).*
4. *The detailed list of as-built plan requirements needs to include the post-construction infiltration testing results (§ 405.2.M, 508).*
5. *Evidence of an approved planning module, exemption request, or notice that a planning module is not required needs to be provided (§ 405.4.A).*
6. *Financial security, in the amount of \$ 23,134.00, which includes the required 10% contingency, and a financial security agreement need to be provided (§ 405.4.E, 405.4.F, 501).*
7. *The driveway apron will need to be revised for the turn-around area for Township maintenance vehicles. In addition, the easement to accommodate the turn-around will need to be included on the plans.*

STORMWATER MANAGEMENT

1. *The ownership and maintenance agreement needs to be executed by the applicant (including any joinder(s) by mortgagee if required), sent to the Township and recorded (§ 501.1.C, 601).*
2. *A note needs to be added to the infiltration facility construction sequence (Sheet 6) to require infiltration testing of the prepared subgrade prior to the installation of the amended soils.*

ACTION ITEM:

**Chad Diffenderfer Stormwater Management Plan #20-389
2668 Lebanon Road
Dautrich Engineering, Consultant**

REQUESTED MODIFICATIONS

A. *Section 402.2.B – Existing Features*

The applicant has requested a waiver of the requirement to provide existing features within 200 feet of the subject property. The applicant states that permission could not be obtained to enter adjoining properties.

We recommend approval of this modification request based upon the justification provided.

STORMWATER MANAGEMENT

3. *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).*
4. *The site construction cost estimate needs to include all the proposed storm sewer (trench drain, pipe), swale grading, amended soils and stabilization of disturbed soils (permanent seeding and mulching). In addition, the applicant needs to verify that the estimate includes the erosion matting for the swales (§ 405.3, 602).*
5. *The area for the on-lot sewage replacement absorption area needs to be protected with construction fence to prevent any earth disturbance during construction (§ 404.4.N).*
6. *Schedule of Observations Note 6.c on Sheet 2 needs to include an observation at the completion of the excavation and subgrade preparation of the infiltration basin prior to the installation of the amended soils.*
7. *All certificates need to be completed prior to recording the plan (§ 406).*

8. *The ownership and maintenance agreement needs to be executed by the applicant (including any joinder(s) by mortgagee if required), the Township and recorded by the applicant (§ 501.1.C, 601).*
9. *The easement granted by the downstream landowner to allow the site's runoff discharge to reach a natural watercourse needs to be shown on the plans (§ 501.15.B).*
10. *A note needs to be added to the above-referenced Schedule of Observations (Sheet 2) and the Rain Garden Detail (Sheet 3) to require infiltration testing of the prepared subgrade prior to the installation of the amended soils*

OLD BUSINESS

NEW BUSINESS

Approve 2021 Minimum Municipal Obligation for the Pension Plan in the amount of \$75,035

CORRESPONDENCE

*Northwest EMS – 2021 Budget Request
Northwest EMS monthly and YTD reports*

APPROVAL OF THE DISBURSEMENT LIST

Transfer \$78,500 from General to Fire Capital Fund