

BOARD OF SUPERVISORS MEETING SEPTEMBER 21, 2023

CALL TO ORDER

THE PLEDGE OF ALLEGIANCE

APPROVAL OF THE MINUTES OF SEPTEMBER 7, 2023 MEETING

POLICE REPORT

FIRE DEPARTMENT REPORT- Fire Department Mount Joy

PUBLIC COMMENTS

CHAIRMAN'S COMMENTS

PLANNING

ACTION ITEM:

JURA USA Hospitality Center

1480 Strickler Road

Final Plan and Modifications RT# 23-443

David Miller Associates, Inc.

The project area is made up of two properties (1480 Strickler Road and 1475 East Main Street). In October 2022, the project area was rezoned from Mixed Use Commercial (MUC) to Industrial.

The purpose of this plan is to obtain approval to join the properties together into 1 lot and land development approval to develop the combined lot with an 82,000 S.F facility for the applicant to service Jura products including coffee machines. The facility will be accessed from two proposed access points/driveways, one aligned with the existing Messick's driveway along Strickler Road and one connecting to the shared access drive directly east of the property. The shared driveway has been shown on the plans as proposed by the neighbor (N/F Mount Joy Property LLC).

Activities within the JURA facility will include an area for service technicians, product and parts storage, display of projects and offices. To allow for the development of the building on the site, the existing on-site stormwater regional basin will be removed/ modified as specified on the plan to allow for the installation of two stormwater BMP's (MRC Basins) which have been designed to prevent increase in the rate and volume of runoff. The MRC Basins will provide managed release of stormwater as on-site infiltration is not possible per existing soil and geologic conditions.

Public sewer and water are proposed for the project will be provided by Mount Joy Borough Authority. As part of the development of the site, sidewalks have been proposed along the frontage of Strickler Road and East Main Street. Landscaping has been proposed along McKinley Drive to screen the proposed use from the residential use located to the west. It is the applicant's intention to proceed with construction of the project upon the receipt of all approvals/permits.

The applicant is seeking the following modifications of the Subdivision and Land Development Ordinance: Section 305 Preliminary Plan application, Section 403.1.A. Drafting Standards - Plan Scale, Sections 403.7.D and 408.3 – Traffic Impact Study, Section 602.K Curbing, Section 602.L, Sidewalks and Sections 602.E.1, 602.F, 602.G Roadway Reconstruction, Section 403.7.D and 408.3 – Traffic Impact Study, Section 602.L – Construction of Sidewalks, Section 609.5.A.4. – Location of Street Trees.

OLD BUSINESS

NEW BUSINESS

Consider approval of purchase of 2023 Ford F600 4x4 diesel truck from Hondru Ford (CoStars) for \$69,325 and the dump body from Lancaster Truck Bodies for \$61,345.

Consider approval of purchase of 2024 Chevrolet Silverado 4WD Crew Cab 159" LTZ from Frederick Fleet (CoStars) for \$74,533.

Consider approval of Planning Module Resolution 2023-12 for the Ridgewood Manor Mobile Home Park Waste Water Treatment Plant, 90 Breneman Road.

Consider request from Manheim Borough to authorize Mastersonville Special Fire Police to provide security, traffic and crowd control for the Manheim Farm Show Baby Parade on Monday October 9, 2023, from approximately 5:30 p.m. to 7:00 p.m.

Consider Acceptance of petition to amend the Rapho Township Zoning Ordinance regarding off street parking in the Open Space Design Overlay (OSDO) zone and walls in the Open Space Design Overlay (OSDO) zone and forward to the Lancaster County Planning Commission and the Rapho Township Planning Commission and schedule the hearing for the regular BOS Meeting on Thursday, November 16, 2023 at 7:30 p.m.

Consider Ground Ambulance Service Provider Agreement with Penn State Health, Life Lion, LLC for EMS Coverage of all of Rapho Township in beginning January 1, 2024.

CORRESPONDENCE

Lancaster County Ag Preserve Board – 93.8 acres - 1226 Shelly Rd - Kirby & Joanna Nissly

Lancaster County Ag Preserve Board – 60.4 acres - 3919 Elizabethtown Rd – Keith & Janessa Frey

LCCD – E & S Plan Approval – 3127 N Colebrook Rd – Nelson Bollinger

APPROVAL OF THE DISBURSEMENT LIST

Approve 2024 Minimum Municipal Obligation (MMO) for the Rapho Township Non-Uniformed Employee Pension Plan in the amount of \$0.00

Approval of the Fire Capital Fund transfer of \$83,310.00