

**BOARD OF SUPERVISORS MEETING  
OCTOBER 6, 2022**

**CALL TO ORDER**

**THE PLEDGE OF ALLEGIANCE**

**APPROVAL OF THE MINUTES OF SEPTEMBER 15, 2022 MEETING**

**PUBLIC COMMENTS**

**CHAIRMAN'S COMMENTS**

**PLANNING**

**BRIEFING ITEM:**

Jamesfield Manor

Revised Subdivision Plan and Modification RT#22-427

3496 Meadow View Road

Harbor Engineering

Recently, Mr. James Keener had added a 3.03 parcel of land fronting onto Meadow View Road to his farm at 3496 Meadow View Road, via a deed of consolidation and merger (Doc. ID 6655374). The Hills of Jamesfield Manor Subdivision plan was recorded in 2012 (2012-0184-J) and established 7 building lots and the remaining lands, which were 78.6 acres. In 2019, Harbor Engineering prepared a revised subdivision plan for the Hills of Jamesfield Manor in which approximately 1.16 acres were added from the remaining lands parcel to 3646 Meadow View Road. The building lots established by the Hills of Jamesfield Manor were unaffected by that revised plan, however deeds have not been recorded for those lots. Following consultation with Township Staff, it was determined that a revised Subdivision Plan must be filed to document the recent lot addition added by deed of consolidation and merger and to reestablish the Hills of Jamesfield Manor lots. It should be noted that building lots shown on the Revised Subdivision Plan are the same as the originally approved plan. The road and common stormwater infrastructure have been installed. All of the properties and lots involved with this plan are within the Agricultural Zoning District. Sewage Planning for the lots was approved with the original plan. Modifications are being sought for SLDO section 403.1.A Drafting Standards, 403.3.A Existing Contours, and 403.3.C. Existing features within the subject tract.

**ACTION ITEM:** Consideration of RT#22-427 as an action Item or deferral of action until a future meeting.

**BRIEFING ITEM:**

Michael G. Miller

Final Plan and Modification RT#22-428

2889 Zink Road  
Harbor Engineering

Michael and Sarah Miller are the owners of a farm property consisting of approximately 74 acres. The property is located on the north and south sides of Zink Road and is zoned Agricultural. The farmhouse and associated agricultural buildings are located on the south side of Zink Road. There is also an existing single-family residence and barn located on the north side of Zink Road, which takes access from an existing offsite driveway. As shown on the Subdivision Plan, there is an existing access easement in place for this shared driveway.

The Miller's are proposing to subdivide the existing dwelling with a 2-acre parcel, as shown on the Subdivision Plan via a flag lot configuration. No improvements are proposed for either the proposed lot or the remaining lands. Modification are being sought for SLDO section 403.1.A Drafting Standards, 403.3.A Existing Contours, 403.3.C Existing features within the subject tract and Section 602.5.E and 602.7.A – Additional Right-Of-Way Dedication.

**ACTION ITEM:** Consideration of RT#22-428 as an action Item or deferral of action until a future meeting.

**ACTION ITEMS:**

**Beacon of Manheim**

**3003 Lebanon Road**

**Preliminary/Final Plan RT# 20-392**

**Dynamic Engineering**

Consider acknowledgement of applicant's grant of extension of time for plan processing until November 15, 2022.

**MAA DURGA ENTERPRISES**

**1540 Strickler Road**

**Preliminary/ Final Plan and Modification Request RT#22-422**

**Johnston and Associates**

Consider acknowledgement of applicant's grant of extension of time for plan processing until December 2, 2022.

**Robert L. Brubaker Jr., Swine Operation**

**Stormwater Management Plan RT#21-407**

**2871 N. Colebrook Road**

**Red Barn**

Consider conditional Release of Financial Security for Robert L. Brubaker, Jr. Swine Operation RT #21-407

**Mount Joy Investors, LLC**

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

**1580 Strickler Road**

Consider reduction of Financial Security for Taco Bell to leave a remaining balance of \$114,783.59. RT#20-390.

Zoning Officer's September Report

## **OLD BUSINESS**

## **NEW BUSINESS**

Consider Approval of Amended Grant of Conservation Easement with Mark A. and Kimberly S. Metzler and Penn Township for the Metzler MS4 restoration Project, Chiques Creek.

Tax Collector's September Report

EIT Collections

## **CORRESPONDENCE**

*LAMS Trash-A-Thon 2022*

*Milano-Schock Library – Newsletter – September 2022*

*Manheim Christian Day School – Letter with inquiries about sewer extension on Rte 72*

*Lancaster County Controller's Office – Letter concerning fraudulent requests to change banking information*

*Northwest EMS – Letter of Thank You for generous 3<sup>rd</sup> quarterly donation.*

*Manheim Historical Society – October, 2022*

*Mount Joy Borough Newsletter – Fall 2022-Winter 2023*

*Notification of repeal of existing zoning ordinance and map, and enactment of new zoning ordinance and map - West Cornwall Twp, Lebanon County*

*LCCD Notification of E & S Plan Review Approval – 3133 Pinch Rd – Elstonville Sportsman's Association*

*LCCD Notification of Termination Approval – 1976 Auction Rd – Utility Keystone Trailer Sales Inc.*

*LCCD Inspection of earthmoving activities – South Side of Route 772 – Keller Tract Fill Site*

*Mastersonville Fire Company Fund Drive Letter*

## **APPROVAL OF THE DISBURSEMENT LIST**

## **APPROVAL OF TRANSFER OF \$170, 000 FROM GENERAL FUND TO CAPITAL FUND**