

**BOARD OF SUPERVISORS MEETING  
OCTOBER 7, 2021**

**CALL TO ORDER**

**THE PLEDGE OF ALLEGIANCE**

**APPROVAL OF THE MINUTES OF SEPTEMBER 16, 2021 MEETING**

**PUBLIC COMMENTS**

**CHAIRMAN'S COMMENTS**

**PLANNING**

**ACTION ITEM:**

**KW Cornerstone Lot W-1, LLC Land Development Plan**

**Rapho Township #20-403**

**Lot W-1 Cornerstone Drive, Mount Joy, PA**

**Warehaus**

Lot 1 of the Cornerstone Industrial Park is located at the intersection of Cornerstone Drive and Strickler Road and consists of 21.39 acres. The applicant proposes a 217,000 s.f warehouse. The applicant is requesting the following Modifications of the Subdivision and Land Development ordinance. Section 302- Compliance with Zoning Ordinance, Section 403.1A – Plan Scale, Section 602.5.A.1 reconstruction of Perimeter streets. Applicant is also requesting the following modification of the Stormwater Management Ordinance, Section 504.4.A.4- Pipe Diameter Outside Public Street Right-of-Way.

**ACTION ITEM:**

**Redcay Development III, LLC,**

**1156 Four Star Drive**

**Modification Requests Revised Preliminary / Final Plan Land Development Plan**

**Rapho Township File #20-404**

**David Miller/Associates, Inc.**

Redcay Industrial Development III, LLC is proposing to construct additional parking areas around the existing warehouse facility located at 1156 Four Star Drive in Rapho Township, Lancaster County. The approximately 30-acre project site is located on the north side of Strickler Road at the intersection with Four Star Drive within the Strickler Road Industrial Park and was formerly known as the Forever 21 warehouse site. There is currently a warehouse building loading dock area and parking facilities existing throughout the site. Stormwater management is provided for the site by regional basins that were previously constructed as part of the original development of the industrial park. NPDES requirements dictate the need for additional stormwater features to be constructed on the property to offset the increase in volume of runoff associated with the increase in impervious area. The volume control will be provided through the use of two injection wells that have been designed to collect the runoff from a

portion of the existing roof and infiltrate it back into the groundwater. Approximately 9.4- acres of land will be disturbed as part of the site improvements. Requested Modification 1: Section 305 – Preliminary Plan Application, 2: Section 403.1 – Drafting Standards – Profile Scale Requested 3:: Section 602.11.A. – Curbing

## **Consider Release of Financial Security for PA Property Investors / Promise Farm RT#19-378**

### **Zoning Officer's September Report**

#### **OLD BUSINESS**

#### **NEW BUSINESS**

**Bid award for Traffic Signal Upgrade at PA 230 and Esbenshade Road.**

**Consider Request from Elizabethtown Fire police for Mastersonville Fire police to assist with October 16<sup>th</sup> Elizabethtown College Homecoming Parade.**

### **Tax Collector's September Report**

#### **CORRESPONDENCE**

*Hourglass Quarterly – Summer 2021 Newsletter*

*Mastersonville Fire Company – Fall 2021 Newsletter*

*LAMS Trash-A-Thon 2021 – Notification*

*Northwest EMS – Zone Breakdown Report January – August, 2021 - YTD*

*LCPC – Letter re: Lancaster County Metropolitan Planning Organization (Lancaster MPO)*

*MAWSA Manager Reports – June, July, August and September, 2021*

*Blue Ridge Cable Announcement – Fiber-to-the-Home (FTTH) rebuild of its cable systems in rural PA.*

*LCCD – NPDES Approval letter – 1055 Strickler Rd – Mid State Roofing*

*LCCD – Complaint of earth moving activities – 3496 Meadow View Rd – Jim Keener*

*PA DOT – Request for traffic study will be performed – intersection of SR 0072(Lebanon Rd) & SR 4032 (Cider Press/Mountain Rd)*

*Milanof-Schock Library – September, 2021 Newsletter*

*West Hempfield Twp – Letter requesting to Amend their Zoning Ordinance for property on Ivy Dr from R to R-3*

*PA DEP – Technical Review Letter with comments – Major Permit Modifications – 190 Shellyland Rd – Covanta*

*Northwest EMS – Letter of Thank You for generous third quarter donation.*

*Office of the Attorney General – Opioid and Heroin Crisis – Letter*

*PA DOT – Estimated Liquid Fuels for 2022*

*Lancaster Chamber of Commerce – Note of thank you for membership into the organization*

*PSATS Unemployment Compensation Group Trust – invitation to membership for 2022.*

*Manheim Area Chamber of Commerce – Thank you for membership renewal*

*MAWSA – response to capacity reservation request*

#### **APPROVAL OF THE DISBURSEMENT LIST**