

BOARD OF SUPERVISORS MEETING NOVEMBER 2, 2023

CALL TO ORDER

THE PLEDGE OF ALLEGIANCE

APPROVAL OF THE MINUTES OF OCTOBER 19, 2023 WORK SESSION

APPROVAL OF THE MINUTES OF OCTOBER 19, 2023 MEETING

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.

Zoning Officer's October Report

OLD BUSINESS

NEW BUSINESS

Approval of proposed 2024 General, State and Capital Fund Budget and advertisement of the same for adoption / acknowledgement at the December 7, 2023, Board of Supervisors meeting.

Review and consider 2024 Rapho Township Public Meeting Schedule for advertisement.

Review and consider 2024 Fee Schedule Resolution 2023-13.

Consider a Highway Occupancy Permit (HOP) Indemnification Agreement with Core 5.

Consider request from Manheim Borough to authorize Mastersonville Special Fire Police to provide security, traffic and crowd control for the 2023 Manheim Lions Club Santa 5K Race on Saturday December 2, 2023, from approximately 7:30 a.m. until 10:00 a.m.

Consider motion to select RETTEW as the consultant to conduct public outreach for the Manheim Central Comprehensive Plan update as Resolution 2023-6 requires both municipalities to agree on the selection, and Penn Township selected RETTEW at their 10/23/2023 meeting.

Consider Resolution 2023-14 to authorize application to the Municipal Assistance Program to for a grant to cover 50% of the costs of public outreach consultant for the Manheim Central Comprehensive Plan update.

Consider authorization of Manager to enroll 1198 Iron Bridge Road, Columbia, a vacant property, with the Lancaster County Redevelopment Authority Vacant Property Reinvestment Board.

Consider Purchase of 2011 International dump truck from the Township of Lower Merion for \$15,500.

Consider Resolution 2023-15 for June 2023 Interim Tax Bills.

Tax Collector's October Report

October EIT Collections

CORRESPONDENCE

LCCD NPDES Permit Application Incompleteness Letter – 1831 Auction Road – KRM Ventures

*LCCD NPDES Notice of Termination Approval Letter – 2871 North Colebrook Road – Robert L Brubaker, Jr
Mount Joy Township Fall 2023/Winter 2024 Newsletter*

*PA DEP – Approval Letter – Exemption - ACT 537 Planning – 55 Maibach Lane – Red Rose Midstream
Letter Concerning Proposed 378 Unit Apartment Complex – Chiques Crossing – David & Sandy Christian
Manheim Historical Society – November, 2023*

LCCD – NPDES - Notice of Termination Approval Letter – 980 Strickler Rd – Mid-State Roofing

Gibble Kraybill Hess – Request for refund of realty transfer tax paid for property at 314 North Strickler Road Act 13 of 2019

APPROVAL OF THE DISBURSEMENT LIST