

**RAPHO TOWNSHIP
PLANNING COMMISSION MINUTES
JANUARY 8, 2018 7:00 p.m.**

The meeting was called to order at the East Fairview Church of the Brethren by Temporary Chairman Jay Gainer at 7:00 p.m., followed by the Pledge of Allegiance. In attendance were Dennis Shellenberger, Jay Gainer, Darwin Nissley, Carrol Ehrhart, Jim Caldwell, RETTEW, and Sara Gibson.

The group reorganized officers for the 2018 calendar year. Mr. Nissley made a motion, seconded by Mr. Shellenberger, to keep the officers the same as in 2017, with Mr. Gainer as Chairman, Ms. Ehrhart as Vice-Chair, and Mr. Nissley as Secretary. All voted in favor.

The minutes of the December 4, 2017 meeting were approved on a motion by Mr. Shellenberger, seconded by Mr. Nissley. All in favor.

BRIEFING ITEM:

**Flyway Excavating Plan #17-349
Esbensshade Road and Old Harrisburg Pike
David Christian, consultant**

The applicants propose to construct an 11,208 square foot gross floor area excavating contractor's office and shop with storage yard on a 5.78 acre parcel. The applicants received approval from the Zoning Hearing Board for a special exception to construct stormwater management facilities in a floodplain. The applicants have requested modifications of requirements for traffic study, curbing, sidewalks, landscaping, and construction standards for access drives. Stormwater is proposed to be managed using a bioretention basin. The property is located in the Industrial Zoning District.

Mr. Caldwell presented the plan. He noted that this business is relocating to the Township from its current location in Lititz. He said they have worked through the challenges of an unusual configuration at the Old Harrisburg Pike/Esbensshade Road intersection. He said travelers to the site will not be able to make a left turn into the property.

Mr. Caldwell pointed out that this is proposed to be a two-phase project, so some of the requirements may be deferred until a later phase. He said the stormwater facility in the floodplain has a very large drainage area from the Rapho Triangle. He said the facility is designed to infiltrate with no outlet structures.

Mr. Nissley asked about how traffic coming toward the property heading south on Esbensshade Road would be managed. Mr. David Christian was in attendance and spoke on behalf of the applicants. He said that PennDOT-approved signs stating that there was no through traffic would be installed.

Mr. Brad Clubb of Flyway Excavating was in attendance and noted that there is a lot of traffic in the area, and he did not want to make travelers have to stop at a stop sign or signal just to allow traffic to enter and exit his site.

Mr. Nissley asked about the private drive adjacent to the property. Mr. Caldwell said that it is partially owned by the Mount Joy Borough Authority. It was abandoned during the development of adjacent lots owned by Murry and Maibach.

The project will be considered for action at the Commission's February meeting.

BRIEFING ITEM:

Final Subdivision Plan #17-351

Alistair LP

1294 Strickler Road

Penn Terra, consultant

The applicants propose to subdivide a 7.98-acre lot from a 14.58-acre lot located in the Industrial Zoning District. The property is currently used for a warehouse building. The subdivided lot will include a temporary construction easement for the Atlantic Sunrise pipeline.

Mr. Caldwell noted that the property is currently owned by Five Star International. Their lot was combined with this section and they now need to re-separate the pieces so a new owner can develop this area. A land development plan has already been submitted, and has been issued an extension while the subdivision process proceeds. Mr. Caldwell noted that part of the development plan would involve establishing an emergency access drive for both lots.

Ms. Ehrhart made a motion to move the briefing item to an action item, seconded by Mr. Nissley. All in favor.

Ms. Ehrhart made a motion, seconded by Mr. Shellenberger, to recommend conditional approval of the plan, contingent upon the conditions of the Rettew review letter dated January 4, 2018. All voted in favor of the motion. The conditions are listed in abbreviated format as follows:

Conditions:

ZONING

1. *An ownership, access and maintenance agreement, in a recordable form acceptable to the Township, needs to be provided for the proposed emergency access easement (§ 507)*

SUBDIVISION AND LAND DEVELOPMENT

1. *The plan needs to be retitled as a Revised Final Plan (§ 308.D).*
2. *The existing contours and storm water management features need to be shown on the Existing Features Plan (§ 403.3.A, 403.3.C.1).*
3. *Evidence of notification, concurrence of the project and any restrictions imposed on the site by the pipeline easements needs to be provided (§ 403.6.B.1, 403.6.B.2, 608.3.A, 608.3.B).*
4. *The access easement needs to be labeled on the plans (§ 403.4.D).*
5. *A clear sight triangle and the available and required minimum safe sight stopping distance (SSSD) need to be provided for the proposed access onto Strickler Road (§ 403.4.O, 603.1.E, 602.10.D, 602.10.G).*
6. *A note indicating when the proposed lot line markers will be set needs to be provided (§ 405.2.F).*
7. *A note indicating any land reserved for dedication to the Township needs to be provided (§ 405.2.H).*
8. *All certificates need to be completed prior to recording the plan (§ 405.3).*
9. *Evidence of an approved planning module, exemption request, or notice that a planning module is not required needs to be provided (§ 405.4.A).*
10. *Unless a modification is requested and approved, Strickler Road needs to be reconstructed to its centerline, including sidewalk (§ 602.5.A.1, 602.11).*
11. *Street trees need to be provided along the frontage of Strickler Road on Lot F-1 (§ 609.5).*

STORM WATER MANAGEMENT

1. *A storm water management plan meeting the requirements of the Rapho Township Storm Water Management Ordinance will need to be provided upon development of Lot F-1.*

REVIEW ITEM:

Draft Subdivision and Land Development Ordinance

Mr. Caldwell reviewed the proposed changes to the ordinance. These have been discussed multiple times by the Commission and the Board of Supervisors over the past year. Many of the changes formalize specifications we are already using, such as standards for paving and restoration of topsoil. Clarifications have been made to the process for release and reduction of financial security. All references to stormwater management have been removed, since those requirements are now included in the separate

stormwater ordinance. Requirements for construction observation have been changed to put more responsibility on the property owners for observation of facilities constructed outside the right-of-way. Mr. Caldwell said that we hope this will relieve the Township of some liability. We are still responsible for making sure stormwater management facilities are installed and maintained according to the plan. Ms. Ehrhart felt developers should not have a problem providing documentation to prove they are maintaining their facilities.

Ms. Ehrhart made a motion, seconded by Mr. Nissley, to recommend that the Supervisors advertise the SALDO for adoption. Mr. Shellenberger asked for confirmation that the two biggest changes are to clarify the requirements for reduction and release of financial security and to change the way construction observation is handled, and that the remainder of the changes are to memorialize current policy and eliminate references to stormwater. Mr. Caldwell agreed that was a good summary of the changes. **All voted in favor of the motion.**

OTHER BUSINESS:

Mrs. Gibson updated the Commission about the engineering study the Board was considering to determine whether a regional sewage treatment facility was feasible in the Turnpike area, and if so, where the facility could be located.

There being no further business to come before the Commission, the meeting was adjourned at 8:15 p.m.

Respectfully submitted,
Sara M. Gibson
Township Manager