

**RAPHO TOWNSHIP
PLANNING COMMISSION MINUTES
FEBRUARY 5, 2018 7:00p.m.**

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

The minutes of the January 8, 2018 meeting were approved on a motion by Ms. Ehrhart, seconded by Mr. Shellenberger. All in favor.

BRIEFING ITEM:

Final Land Development Plan #17-345

Alistair LP

1294 Strickler Road

Penn Terra, consultant

Mr. Caldwell presented the plan. He noted that the Commission had seen a subdivision plan for this property at the last meeting. The applicants propose to construct a 48,240 square foot warehouse and automobile reconditioning facility, parking areas, and water quality BMP's on a 7.98 acre property. The total area of new impervious coverage will be 101,729 square feet, or 29.33%. Stormwater management facilities were constructed as part of the Rapho Triangle Industrial Park Phase 1B Final Subdivision Plan. Stormwater will be discharged to an existing detention basin on the south side of the lot. The property is located in the Industrial Zoning District.

Mr. Caldwell stated that the applicants have requested a number of modifications, including a request to defer reconstruction of Strickler Road. Mr. Caldwell recommended that the deferral be approved with a fee in lieu of. The applicants were seeking Zoning Hearing Board approval for a Special Exception for the proposed vehicle reconditioning, light/medium duty use.

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

Ms. Ehrhart made a motion to recommend approval based on the Rettew February 5 review letter and with the additional condition that the steel posts be removed at the sidewalk per the Rettew letter. Mr. Shellenberger seconded the motion. All in favor. The modifications and conditions are listed in abbreviated format as follows:

MODIFICATIONS:

SUBDIVISION AND LAND DEVELOPMENT

A. *Section 602.5.A.1 – Improvement of Existing Streets*

The applicant is requesting a waiver of the requirement to reconstruct Strickler Road to its centerline. No alternative is provided.

We recommend approval of this waiver request with the condition that the applicant provides a fee-in-lieu of the improvements that is satisfactory to the Township.

STORM WATER MANAGEMENT

A. *Section 504.4.a.1 and 504.4.a.4 – Minimum Pipe Diameter*

The applicant is requesting a modification of the requirement to provide a minimum pipe diameter of eighteen (18) inches for pipes outside the public right-of-way. As an alternative, the applicant has proposed a minimum pipe diameter of fifteen (15) inches.

We recommend approval of this modification request based upon the justification and alternative provided.

B. Section 506.1.A – Volume Control

The applicant is requesting a waiver of the requirement to provide volume control measures so that the post-development runoff volume shall not exceed the pre-development runoff volume for all storms equal to or less than the 2-year, 24-hour storm event. In the alternative, the applicant proposes no infiltration on the site due to the underlying geology.

We recommend approval of this waiver subject to the following conditions:

- 1. Issuance of an NPDES permit shall constitute satisfaction of consultation with PADEP (§ 304.7).*
- 2. Per Section 304.1.B, the applicant needs to propose alternate means (water quality or pre-treatment BMPs) of meeting the Volume Control requirements of the Storm Water Management Ordinance. Street sweeping, water quality inlets, and amended soils in BMP-1 have been proposed to offset the lack of infiltration.*

CONDITIONS:

ZONING

- 1. The applicant needs to obtain Special Exception approval for the proposed vehicle reconditioning, light/medium duty use (§ 304.B.2.b.27).*
- 2. The applicant needs to obtain Variance approval to allow a wall exceeding ten (10) feet in height (§ 509.F).*
- 3. The applicant needs to provide credible evidence demonstrating the use will comply with all applicable Operation and Performance Standards (§ 521).*

SUBDIVISION AND LAND DEVELOPMENT

- 1. We recommend that the subdivision plan be combined with the land development plan for proposed Lot F-1.*
- 2. The date, final action and conditions of approval by the Board of Supervisors on any approved modification requests needs to be included on the plan (§ 403.2.I, 403.4.J).*
- 3. Evidence of review by emergency service providers needs to be provided (§ 403.6.A).*
- 4. Evidence of notification, concurrence of the project and any restrictions imposed on the site by the pipeline easement needs to be provided (§ 403.6.B.1, 403.6.B.2, 608.3.A, 608.3.B).*
- 5. All certificates need to be completed prior to recording the plan (§ 405.3).*
- 6. Evidence of an approved planning module, exemption request, or notice that a planning module is not required needs to be provided (§ 405.4.A).*
- 7. A revised cost estimate, financial security, and a financial security agreement need to be provided (§ 405.4.E, 405.4.F, 501). The revised cost estimate needs to address the following:*
 - A. The components of the medium and heavy duty pavement (i.e. base course, binder course, wearing course, etc.) need to be broken down into individual line items.*
 - B. It appears that 10 signs are proposed on the plan. The quantity on the cost estimate needs to be clarified.*
 - C. It appears that 761 LF of 15" SLCPP pipe is proposed on the plan. The quantity on the cost estimate needs to be clarified.*
 - D. The sewer and water improvement costs need to be removed from the opinion of probable cost for the Township. The financial security for these improvements need to be provided to the appropriate Authority.*
 - E. The cost of the retaining wall and fence needs to be included in the cost estimate.*
- 8. Evidence of approval of water and sewer design, capacity, and financial security needs to be provided (§ 405.4.E, 405.4.G).*
- 9. A sidewalk detail needs to be provided (§ 602.12). The applicant will need to request a modification of Section 602.12.F to allow the sidewalk to be placed against the curb, matching the sidewalk of the adjacent properties. The applicant will need to provide sleeves in the sidewalk for the existing mailboxes. In addition, the existing four (4) inch diameter metal posts will need to be removed a minimum of twelve (12) inches below the sidewalk subgrade.*
- 10. An access and maintenance agreement will need to be provided for the emergency access easement (§ 603.3).*
- 11. A vegetative screen needs to be provided along the south side of the property (§ 609.1).*
- 12. Truck turning movements need to be provided to demonstrate that the largest anticipated vehicle to access the site can enter and exit the facility in a safe manner without encroaching on the opposing lanes of traffic on Strickler Road and maneuver around the building. Truck turning movements for exiting the facility turning right onto Strickler Road need to be provided.*

STORM WATER MANAGEMENT

- 1. The rim elevation of inlet I-4 appears to differ between the plan profile and the PCSM report. This needs to be clarified (§ 404.4.H.2).*
- 2. An ownership and maintenance (O&M) program, in recordable form suitable to the Township, that clearly sets forth the ownership and maintenance responsibility of all temporary and permanent storm water management facilities and erosion control facilities needs to be provided (§ 501.1.C, 601).*

3. *The size and material of the outlet pipe and outlet structure of BMP-1 need to be provided on the plan and in a detail. The spillway elevation of BMP-1 needs to be shown on the plan. Spillway channel design needs to be provided. In addition, the applicant needs to verify that the embankment fill meets the Ordinance requirements (§ 505.3.d, 505.3.e, 505.5, 505.14).*
4. *The dewatering time for the proposed BMP needs to be provided (§ 402.11). The infiltration rate used in the dewatering calculations need to be verified via field testing as outlined in Section 501.14.*
5. *Evidence of approval of the Erosion and Sedimentation Control Plan and NPDES Permit by the Lancaster County Conservation District needs to be provided (§ 405.1).*

BRIEFING ITEM:

Centerline Subdivision Plan, 224 Breneman Road #18-352

Curtis and Epsucheolige Hoffman

Harbor Engineering, consultant

Mr. Caldwell presented the plan. The property is owned by Mary Jane Breneman, and the Hoffmans, as equitable owners, are the applicants for this plan. The property comprises 136 acres, with an existing farmhouse and associated buildings on the west side of Breneman Road. The applicants seek to subdivide the property using the centerline of Breneman Road as the subdivision line. No improvements are planned, and a waiver of sewage planning is requested. The property is located in the Agricultural Zoning District.

Mr. Caldwell noted that there was a 35' width that the applicants would be required to identify as a riparian corridor along the unnamed tributary to the Chiques on the Hoffman side.

Mr. Steve Gergely was in attendance and spoke on behalf of the applicants. He indicated that a plan had been recorded in 2002 that had dedicated land along Route 772 for additional right-of-way.

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

Ms. Ehrhart made a motion, seconded by Mr. Boyd, to recommend approval of the plan conditioned upon the Rettew February 5 review letter. All in favor. The modifications and conditions are listed in abbreviated format as follows:

MODIFICATIONS:

- A. *Section 403.1.A – Plan Scale
The applicant has requested a modification of the requirement to provide a plan at a scale not to exceed one (1) inch equals fifty (50) feet and, in the alternative, provide a plan scale of one (1) inch equals two hundred (200) feet. We recommend approval of this modification request based upon the justification and alternative provided.*
- B. *Section 403.3.B – Existing Features within 200 feet
Upon review for Section 407.C, we find that this modification request is not needed and may be withdrawn.*
- C. *Section 403.3.C – Existing Features within Subject Tract
The applicant has requested a modification of the requirement to show the existing features on the subject tract. In the alternative, the applicant proposes to show the right-of-ways, utilities, buildings, roads and driveways. We recommend approval of this modification request based upon the justification and alternative provided.*
- D. *Section 607.1.G – Lot Markers
The applicant has requested a modification of the requirement to provide solid steel bars as lot line markers. In the alternative, the applicant proposes using PK nails within the cartway of Breneman Road. We recommend approval of this modification request based upon the justification and alternative provided.*

CONDITIONS:

ZONING

1. *The existing and proposed lot coverages need to be clarified (§ 301.C.1.a).*

2. *The “single family dwelling quota” note needs to be revised to reference Section 301.D.1.a. In addition, the applicant needs to assign a specific number of single dwelling units, from the remaining quota, to each lot (§ 301.D.1.a, 301.D.1.a.5).*
3. *A riparian corridor needs to be provided along the Un-named Tributary to Little Chiques Creek (§ 524).*

SUBDIVISION AND LAND DEVELOPMENT

1. *The date, final action and conditions of approval by the Board of Supervisors on any approved modification requests needs to be included on the plan (§ 403.2.I, 403.4.J, 407.B).*
2. *No proposed features shall be included on the Existing Features Sheet (§ 403.3, 405.2, 407.C).*
3. *A deed plot of the parent tract as it existed on January 25, 1994, or the date of an amendment to the Rapho Township Zoning Ordinance that classified the tract as part of the Agricultural Zoning District, with all parcels subdivided from the parent tract after January 25, 1994, or the date of an amendment to the Rapho Township Zoning Ordinance that classified the tract as part of the Agricultural Zoning District, including the deed reference(s), recording date(s), and subdivision plan book reference number(s) of any lot subdivided after January 25, 1994, or the date of an amendment to the Rapho Township Zoning Ordinance that classified the tract as part of the Agricultural Zoning District needs to be provided (§ 403.4.K, 407.D).*
4. *The location of the percolation holes, deep probe holes, and replacement area easement(s) need to be provided for each lot to be served by an on-lot sewage absorption system. The primary on-lot sewage location for Lot 2 needs to be provided. In addition, the replacement sewage absorption area note needs to be included on the plan (§ 403.4.M, 403.4.N, 611.C.2, 611.C.3, 611.C.4.b, 407.D).*
5. *A clear sight triangle and the available and required minimum safe sight stopping distance (SSSD) need to be provided for the existing driveways (§ 403.4.O, 603.1.E, 602.10.D, 602.10.G, 407.D).*
6. *Concrete monuments need to be provided at the limits and all break points of the dedicated right-of-way (§ 405.2.F, 602.1.N, 407.D).*
7. *All certificates need to be completed prior to recording the plan. In addition, the Lancaster County Planning Commission Review Certificate needs to be revised to match the Ordinance (§ 407.1, 407.1.F).*
8. *Evidence of an approved planning module, exemption request, or notice that a planning module is not required needs to be provided (§ 407.1.H).*
9. *Unless a modification is requested and approved by the Township, additional right-of-way needs to be provided along Mount Joy Road (SR 772) to meet the minimum sixty (60) foot right-of-way width requirement (§ 602.5.E).*
10. *The following note needs to be added to the plan. "This plan reserves additional right-of-way along all or portions of the existing road frontage of the subject property. This additional right-of-way is hereby reserved for possible future use by PennDOT and/or Rapho Township for future roadway and related improvements."*
11. *All existing on-lot sewage systems common to the proposed lots need to be shown.*

The request for the Hoffman planning waiver and non-building declaration for the property was approved and signed.

REVIEW ITEM:

Flyway Excavating Plan #17-349

Esbenshade Road and Old Harrisburg Pike

Mr. Caldwell presented the plan. 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 property is located in the Industrial Zoning District. The applicants have requested modifications of requirements for traffic study, curbing, sidewalks, landscaping, and construction standards for access drives.

The applicants had received approval from the Zoning Hearing Board for a special exception to construct stormwater management facilities in a floodplain. Mr. Caldwell noted that the drainage area for these facilities is very large. Stormwater is proposed to be managed using a bioretention basin. It will provide water quality benefits as well as retention.

Mr. Caldwell explained the seven modifications which were requested. He noted that a traffic study could be waived with a fee in lieu of, given the scope of study the applicants have had to submit to PennDOT. There is a required signage plan that will be incorporated into the plan, particularly with regard to southbound traffic on Esbenshade Road. Mr. Nissley asked about the existing concrete island at the

southern end of Esbenshade Road. Mr. Brad Clubb of Flyway Excavating was in attendance, and noted that the island would remain.

Mr. Boyd asked about whether the Mount Joy Borough Authority had reviewed the plan. Mr. David Christian was in attendance and spoke on behalf of the applicants. He noted that they had been in discussion with the Authority. Public water and sewer would be provided to the property.

Mr. Christian noted that they were waiting for PennDOT permit approval.

Mr. Clubb pointed out that there was planning included in this submission for a 20,000 square foot future addition.

Ms. Ehrhart made a motion, seconded by Mr. Boyd, to approve the plan and modifications, contingent upon the conditions of the Rettew letter of February 5. All in favor. The modifications and conditions are listed in abbreviated format as follows:

MODIFICATIONS:

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE

- A. *Section 305 – Preliminary Plan Processing*
The applicant has requested a modification of the requirement to process a preliminary plan and in the alternative, proceed directly to final plan.
We recommend approval of this modification based upon the justification provided with the condition that the applicant satisfy all preliminary and final plan requirements to the satisfaction of the Township.
- B. *Section 408.3 – Traffic Evaluation Study*
The applicant has requested a modification of the requirement to provide a traffic evaluation study for the proposed land development project. In the alternative, the applicant has provided the PennDOT scoping application for the project.
We recommend approval of this modification request based upon the justification and alternative provided.
- C. *Section 602.5.A.1 – Reconstruction of Perimeter Streets (New Request This Submission)*
The applicant has requested a modification of the requirement to reconstruct Old Harrisburg Pike to its centerline.
We recommend the Township deny the modification request, but allow the applicant to defer the reconstruction of Old Harrisburg Pike to its centerline until such time as the Township, at its sole discretion, determines that the improvements are necessary in the area.
- D. *Section 602.11, 602.12. – Curb and Sidewalk*
The applicant has requested a modification of the requirement to provide curb and sidewalk along the lots frontage of Old Harrisburg Pike.
We recommend the Township deny this modification request, but allow the applicant to defer the installation of curb and sidewalk along Old Harrisburg Pike until such time as the Township, at its sole discretion, determines that the improvements are necessary in the area.
- E. *Section 603.1.A – Access Drive Pavement*
The applicant has requested a modification of the requirement to construct the access drive to the Township Collector Street pavement standard. In the alternative, the applicant has proposed a pavement cross-section of 8 inches of 3A stone, 4 inches of 25 mm BCBC, and 1½ inches of 9.5 mm bituminous wearing course.
We recommend approval of this modification request based upon the justification and alternative provided.
- F. *Section 609.1.A – Landscape Screen*
The applicant has requested a modification of the requirement to provide a completely planted visual barrier or vegetative screen between the proposed use and the adjoining residential use. In the alternative, the applicant is proposing a partial screen adjacent to the adjoining dwelling.
This modification request has been withdrawn by the applicant.
- G. *Section 609.1.C – Parking Area Landscape Screening*

The applicant has requested a modification of the requirement to provide screening around the perimeter of the parking area along the Old Harrisburg Pike. In the alternative, the applicant has proposed providing street trees, per the Ordinance, along the frontage of Old Harrisburg Pike.

We recommend approval of this modification based upon the justification and alternative provided subject to the applicant providing landscaping that will effectively block the headlights of vehicles in the initial and future parking area from vehicles on Old Harrisburg Pike and/or Esbenshade Road.

STORM WATER MANAGEMENT ORDINANCE

A. Storm Water Management Section 506.1.B.3 – Maximum Loading Ratios

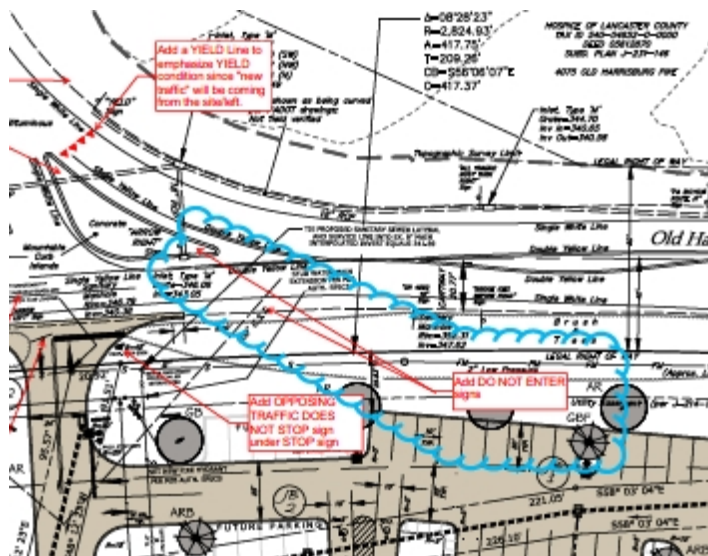
The applicant has requested a modification of the requirement that the maximum loading ratio for volume control facilities in Karst areas shall be 3:1 impervious drainage area to infiltration area and 5:1 total drainage area to infiltration area. The applicant proposes loading ratios of 1.92:1 and 4.96:1, respectively, relative to onsite drainage areas but will significantly exceed the maximum rates when considering the offsite area that will flow through the bioretention basin. In the alternative, the bioretention basin is proposed to limit the hydraulic depth to six (6) inches.

We recommend approval of this modification request based upon the justification and alternative provided.

CONDITIONS:

SUBDIVISION AND LAND DEVELOPMENT

1. The date, final action and conditions of approval by the Board of Supervisors on any approved modification request needs to be included on the plan (§ 403.2.I, 403.4.J).
2. Evidence of review by emergency service providers needs to be provided (§ 403.6.A).
3. All certificates need to be completed prior to recording the plan (§ 405.3).
4. Evidence of an approved planning module, exemption request, or notice that a planning module is not required needs to be provided (§ 405.4.A).
5. A revised cost estimate, financial security, and a financial security agreement need to be provided (§ 405.4.E, 405.4.F, 501). The revised cost estimate needs to address the following:
 - A. The components of the light and heavy duty pavement (i.e. base course, binder course, wearing course, etc.) need to be broken down into individual line items.
 - B. The erosion and sedimentation control subtotal needs to be revised.
 - C. The lump sum line items need to be clarified.
6. Evidence of approval of water and sewer design and financial security needs to be provided (§ 405.4.E, 405.4.G).
7. Evidence of approval from PennDOT needs to be provided for the proposed access drive onto Old Harrisburg Pike.
8. The two (2) “Do Not Enter” signs need to be provided.



STORM WATER MANAGEMENT

1. Evidence of approval of the Erosion and Sedimentation Control Plan and NPDES Permit by the Lancaster County Conservation District needs to be provided (§ 405.1).

2. *An ownership and maintenance program, in recordable form suitable to the Township, that clearly sets forth the ownership and maintenance responsibility of all temporary and permanent storm water management facilities and erosion control facilities needs to be provided. Site specific and detailed reporting and maintenance requirements of the approved NPDES permit (if any) need to be included in the ownership and maintenance agreement (§ 501.1.C, 601).*

REVIEW ITEM:

Conditional Use application #2018-30

Mt. Joy Investors, LLC

1580 Strickler Road

Mr. Caldwell presented the plan. The applicants propose to construct a 2,753 square foot Taco Bell restaurant with a drive thru and outdoor dining, as well as a second commercial building with a gross floor area of 9,445 square feet for a mix of retail and restaurant uses at the corner of Strickler and Esbshade Roads. The property comprises 2.085 acres, and is included within the Rapho Triangle development plan. Total property coverage proposed is 68.5%. The applicants will reconstruct Sheetz Lane as the entrance to the property. Mr. Caldwell noted that the proposed design of the Sheetz Lane was very effective and felt it would work well. The conditional use hearing is scheduled to be held before the Board of Supervisors on March 1.

The property is located within the Mixed Use Commercial Zoning District. Mr. Caldwell noted that the Mixed Use Commercial Zone required some design criteria, so that the site would look comparable to the Donegal Square development across the street.

Mr. Caldwell had reviewed the project as a conditional use, with some issues to be deferred for resolution during the land development process. One modification request was to not have to put outdoor seating amenities away each day. Mr. Caldwell's only concern was that the facilities be secured off-season.

Mr. Nissley asked about the location of the dumpster that was in conflict with some parking spaces. Mr. John Pettit was in attendance on behalf of the applicants, and noted that given the fact that they have more spaces than are required, that should be easy to address.

Mr. Joe DePascale spoke on behalf of the applicants and noted that this would be similar to a Taco Bell that they had recently constructed in Enola. He explained that the unidentified building was designed to be flexible for future tenants. He agreed that the elevation for the second restaurant would be comparable to the Donegal Square buildings.

Mr. Nissley asked about the outdoor seating configuration. Mr. DePascale explained that the patio is really more for aesthetics than for seating. There was some discussion about the lighting under the canopy. Ms. Ehrhart felt we don't have to defer the modification, but rather clarify that the applicants be consistent with the architectural rendering shown in their submission.

Ms. Ehrhart discussed the monument sign modification request. She felt that request should be deferred until the applicants could provide a sign detail.

Mrs. Gibson asked about the dimensions of the logo on the side of the building. The applicants said the entire sign would be approximately 24 square feet.

Ms. Ehrhart made a motion, seconded by Mr. Nissley, to recommend approval of the conditional use plan, subject to the recommendations of the Rettew letter of February 2, with the following exceptions: Modification A would be withdrawn by the applicant. Modification B would be recommended for conditional approval provided that the applicants provide a cut sheet for the

canopy lights. Condition #19 of the Rettew letter would be removed, since the applicant has provided the form within the narrative. All voted in favor of this motion. The modifications and conditions as listed in the Rettew letter of February 2 are detailed in abbreviated format as follows:

MODIFICATIONS:

- A. *Section 303.D.2.c.(4) – Building Height*
The applicant has requested a modification of the requirement to provide an architectural appearance of multi-story buildings along the street frontage for seventy-five (75) percent of the linear building front wall space.
We recommend postponing action on this item to allow the applicant to provide the required architectural detail.
- B. *Section 303.D.2.l.(8) – Canopy Lighting*
The applicant has requested a modification from the requirement for canopy lighting to be accomplished using flat lens full-cutoff, down-lighting fixtures, shielded in such a manner that the edge of the fixture shield shall be level with or below the light source envelope. The applicant proposes to use ornamental string lights in the covered outdoor seating area in addition to pendent light for the Taco Bell facility.
We recommend postponing action on this item to allow the applicant to provide details of the proposed lighting.
- C. *Section 303.D.2.m.(7) – Freestanding Monument Signs*
The applicant has requested a modification of the requirement for a maximum of one (1) freestanding monument sign is permitted at the perimeter Development Tract. The applicant is proposing two (2) freestanding monument signs; one at the corner of Sheetz Drive and Strickler Road, and the second at Strickler Road and Esbenshade Road.
We recommend postponing action on this item to allow the applicant to provide mockups of the proposed monument signs.
- D. *Section 608.L – Drive-Thru for Permitted Uses*
The applicant has requested a modification from the requirement for a drive-thru facility to be located on a lot that fronts on and has direct lot access to an arterial street or collector street, as listed in Article 5 of this Zoning Ordinance relating to Traffic Impact Study and Street Classifications. The applicant is requesting to permit the Taco Bell lot to be accessed from a street other than a major arterial or collector street.
We recommend approval of this modification based upon the justification provided.
- E. *Section 608.U – Outside Café/Dining*
The applicant is requesting a modification from the requirement for outside café/dining furnishings to be stored in an enclosed, secured structure after normal operating hours. The applicant is requesting to permit outdoor furniture to remain in the covered patio during off-business hours.
We recommend approval of this modification subject to the condition that all outside café/dining furnishings are stored in an enclosed, secured structure during off seasons.

CONDITIONS:

ZONING

This plan was reviewed as a conditional use application only. This review is not meant to be an exhaustive review for compliance with all the requirements of all the Township's ordinances. The plan will be reviewed for compliance with many of the Township ordinances during subsequent reviews that will occur upon submittal of preliminary and final land development plans. Additional planning and design issues/comments may arise during those subsequent reviews. Additionally, as the Township's boards, commissions, and residents review this plan through the conditional use process, additional issues/comments may surface that are in addition to the comments contained within this letter.

1. *Provide design guideline that provides an illustrative set of acceptable architectural and construction material features. Details for the retail/restaurant facility have not been provided. Architectural details need to be provided for the dumpster enclosures (§ 303.D.2.c). Building entry doorways shall provide a minimum five (5) feet of unobstructed sidewalk (§ 303.D.2.c.(2).(e)). The secondary access to Taco Bell is less than 5 feet. Access to the retail/restaurant facility have not been indicated on the plan.*
2. *Flat roofs shall use architectural features to add interest to relieve the visual appearance. Roof top equipment, such as HVAC, shall be incorporated into the overall design and out of ground-level view within 200 feet of the equipment (§ 303.D.2.c.(5).(b)).*
3. *Provide architectural design assurances, in a recordable form acceptable to the Township, prior to final plan approval (§ 303.D.2.c.(7)).*
4. *Clearly indicate the minimum building setback along S. Esbenshade Road (§ 303.D.2.d.(5)).*
5. *Vertical or slant concrete curb shall be provided along both sides of new streets and/or access drives (303.D.2.e.(4).(b)).*

6. *On-street parking is required along the entire length of both sides of all proposed new streets, unless a modification is requested and approved by the Township (§ 303.D.2.e.(6).(a)).*
7. *The applicant needs to identify the proposed crosswalk treatment to be utilized within the proposed development (§ 303.D.2.g.(1).(c)).*
8. *Sidewalks shall not be less than 8 feet wide when adjacent to a non-residential building entrance (§ 303.D.2.g.(2)).*
9. *The proposed sidewalk material to be utilized in the proposed development needs to be identified (§ 303.D.2.g.(3)).*
10. *The applicant needs to identify the proposed parking lot material (§ 303.D.2.i.(5)).*
11. *Curb not less than a 4-foot radius of curvature shall be permitted for horizontal curves in parking areas (§ 303.D.2.i.(10).(b)).*
12. *Details of the proposed off-street surface parking lot screening need to be provided. The applicant needs to provide a detail of the proposed fence (§ 303.D.2.i.(12)).*
13. *The applicant needs to identify the location of the proposed Public Activity Spaces and identify the pedestrian amenities included within those areas on the plan (§ 303.D.2.k).*
14. *The conditional use application shall include a conceptual description of exterior lighting (§ 303.D.2.l.(1)).*
15. *Outdoor signs shall comply with Section 303.D.2.m. The retail/restaurant facility signage is unknown at the time of application.*
16. *The maximum sign area for each use shall not exceed 1 ½ square feet for each linear foot of building wall that has display windows or public entrance. The maximum allowable sign area indicated for the Taco Bell should be recalculated accordingly (§ 303.D.2.m.(3).(a)).*
17. *A signage plan needs to be provided (§ 303.D.2.m).*
18. *Provide a trip generation analysis for the proposed site development for comparison with the previous Traffic Impact Statement (§ 303.D.2.o).*
19. *Provide a written application for modification of standards (§ 303.D.2.r).*
20. *An access and maintenance agreement, in a recordable form acceptable to the Township, needs to be provided for Sheetz Lane (§507).*
21. *Provide the names and addresses of adjoining property owners, including properties directly across a public right-of-way (§ 906.A.2).*
22. *The conditional use application project narrative should be revised to indicate “Rapho” Township (§ 906.A).*
23. *Provide documentation of availability of public facilities (§ 906.B.4).*
24. *Demonstrate compliance with Article 4, relating to specific overlay zone requirements; the plan should note the presence or absence of these features (§ 906.C.2).*
25. *The hours of operation plan need to be revised to indicate “Rapho” Township (§ 902.C.3).*
26. *The hours of operation plan should address contact information for the on-site manager. The plan should provide a requirement for contact information to be updated with the Township upon any change (§ 902.C.3.c).*
27. *The hours of operation plan need to address the retail/restaurant building (§ 902.C.3.f).*
28. *The hours of operation plan shall address how disposal of materials will be accomplished. The Township should determine if the proposed schedule for refuse collection is acceptable. The applicant should demonstrate that appropriate access and turning are available for the proposed dumpster locations (§ 902.C.3.j).*
29. *The stacking capacity indicated in the hours of operation plan should be revised for consistency with the plan.*
30. *Provide a site movement analysis to demonstrate appropriate turning movements for deliveries, refuse collection, and emergency services. Truck turning movements need to be provided to demonstrate that the largest anticipated vehicle to access the site, and Sheetz Lane, can enter and exit the facility in a safe manner without obstructing traffic.*
31. *The applicant needs to relocate the dumpster situated with proposed parking spaces located in front of it.*

STORM WATER MANAGEMENT

1. *A complete stormwater management plan, prepared in accordance with the requirements of the Rapho Township Stormwater Management Ordinance, will need to be provided for review.*

There being no further business to come before the Commission, the meeting was adjourned at 8:00 p.m.

Respectfully submitted,
 Sara M. Gibson
 Township Manager