

The Board of Supervisors met at the Township Office Building for their regular meeting on February 6, 2020, 7:30PM with Jere Swarr, Lowell Fry & Mark Erb present. The meeting was called to order by the Chairman and followed with the Pledge of Allegiance.

The minutes of the January 16<sup>th</sup> Meeting were distributed. **Mr. Fry made a motion to approve the Minutes as presented; second by Mr. Erb. All voted in favor.**

Mr. Swarr announced that the Board held an executive session prior to the meeting to discuss a personnel matter.

**PUBLIC COMMENTS** - None

**CHAIRMAN'S COMMENTS** - Mr. Swarr said the road crew did a good job clearing the roads during the last snow.

### **PLANNING**

#### **FINAL APPROVAL:**

#### **Revised Final Subdivision Plan for Hills of Jamesfield Manor #19-385**

#### **3646 Meadow View Road**

#### **Harbor Engineering, consultant**

The applicant, James C. Keener, proposes to revise the Hills of Jamesfield Manor Subdivision Plan by adding 1.16 acres from the property (known as Lot Addition "C" on the plan) and 1.67 acres (known as Meadow View Road-Lot 6 on the plan) to a 7.1-acre adjacent parcel located at 3646 Meadow View Road, owned by Donald T. Lawrence and David C. Lampo. 3646 Meadow View Road contains an existing residence and associated driveway, which is served by on-lot water and sewer facilities. With the two lot add-ons the property would comprise a total of 10 acres. No improvements to any of the lots are proposed. Several modifications have been requested. The properties are located in the Agricultural Zoning District.

#### **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 inch equals 50 feet and, in the alternative, provide a plan scale of one inch equals 100 feet.*  
*Rapho Township Planning Commission, at their December 2, 2019 meeting, recommended approval of this modification request based upon the justification provided.*
- B. *Section 403.3.A – Existing Contours*  
*The applicant has requested a modification of the requirement to provide existing contours on all subdivision plans and, in the alternative, provide no contours on the plans.*  
*Rapho Township Planning Commission, at their December 2, 2019 meeting, recommended approval of this modification request based upon the justification provided.*
- C. *Section 403.3.C – Existing Features within the Subject Tract*  
*The applicant has requested a modification of the requirement to provide existing features on the plans when located within the subject tract and, in the alternative, show all features except for the size, capacity, and condition of existing stormwater and on-lot sewage systems and wetlands.*  
*Rapho Township Planning Commission, at their December 2, 2019 meeting, recommended approval of this modification request based upon the justification provided.*

#### **CONDITIONS:**

#### **SUBDIVISION AND LAND DEVELOPMENT**

1. *The date, final action and conditions of approval by the Board of Supervisors on any approved modification requests need to be included on the plan (§ 403.2.I, 403.4.J).*
2. *All certificates need to be completed prior to recording the plan (§ 405.3).*

3. *Evidence of an approved planning module, exemption request, or notice that a planning module is not required needs to be provided (§ 405.4.A).*

**Mr. Fry made a motion to approve the Revised Final Subdivision Plan for Hills of Jamesfield Manor #19-385 at 3646 Meadow View with the modifications and conditions as stated; second by Mr. Erb. All voted in favor.**

**Request for waiver of Major Land Disturbance Plan #20-386**

**Jason and Stacy Hondru**

**416 Lebanon Road, Manheim**

**Hosler's Homescapes, consultant**

The applicants wish to install an outdoor entertaining area that includes the installation of approximately 3,945 square feet of impervious coverage and 5,770 square feet of earth disturbance. The coverage includes 2,440 square feet of permeable pavers and the removal of 2,230 square feet of existing impervious coverage. Given that the project, including excavation for future additional coverage, exceeds 5,000 square feet of earth disturbance, it is considered a Major Land Disturbance under the ordinance. The applicants are seeking a waiver to be permitted to process the plan as a Minor Land Disturbance. Some of the existing structures to be removed will involve earth disturbance on the adjacent property owned by the Manheim Area Water and Sewer Authority. The property comprises approximately 3 acres and is located in the Agricultural Zoning District.

**MODIFICATIONS:**

- A. *Section 404 – Major Land Disturbance*

*The applicant has requested a modification of the requirement to provide a major stormwater plan, where more than 5,000 square feet of impervious area is created, or more than 5,000 square feet of land disturbance is proposed. In the alternative, the applicant proposes to submit a minor stormwater plan. The applicant is increasing the impervious area by only 1,715 square feet and will only be exceeding the land disturbance square footage limit by 770 square feet. We recommend approval of this modification request based upon the alternative and justification provided and the condition that the applicant address all review comments below to the satisfaction of the Township.*

**CONDITIONS:**

**STORMWATER MANAGEMENT**

1. *Clarify that non-woven geotextiles are placed on all sides of the infiltration area and between the setting base and subbase stone (§ 507.9).*
2. *The plans need to indicate the extents/location of the infiltration area and any areas that will require fill. Infiltration in areas that require fill will need post-construction infiltration testing to demonstrate an acceptable percolation rate.*
3. *A note needs to be added to the plans stating that all necessary measures need to be taken to avoid compaction and sedimentation within the infiltration trench area during construction.*
4. *Provide details on the conveyance of runoff created from the future pavilion.*

**Mr. Fry made a motion to grant the Modification Request from Jason and Stacy Hondru at 416 Lebanon Road to process their project as a Minor Land Disturbance Plan instead of a Major Land Disturbance Plan; second by Mr. Swarr. All voted in favor.**

**Mr. Fry made a motion to grant the request for the release of the Letter of Credit for the Daniel Landis Major Land Disturbance Plan #15-293 at 2590 Shumaker Road in the amount of \$69,235.80; second by Mr. Erb. All voted in favor.**

**Mr. Fry made a motion to grant the request for a Septic Isolation Distance Waiver for George Male at 1212 Mount Joy Road; second by Mr. Erb. All voted in favor.**

**Mr. Fry made a motion to accept the Zoning Officer's January 2020 Report; second by Mr. Erb. All voted in favor.**

**Mr. Erb made a motion to approve a Storm Drainage Easement with Donna Howard at 8 North Erisman Road; second by Mr. Fry. All voted in favor.**

**Mr. Erb made a motion to approve a Storm Drainage Easement with Carl S. and Nancy W. Garman for their property located at 2020 Mount Joy Road; second by Mr. Fry. All voted in favor.**

**Mr. Swarr made a motion to approve a Storm Drainage Easement with Edwin Kie Everhart at 2030 Mount Joy Road; second by Mr. Fry. All voted in favor.**

**Mr. Fry made a motion to approve a Storm Drainage Easement with Derek and Valetta Ghee at 2042 Mount Joy Road; second by Mr. Erb. All voted in favor.**

A draft No Parking Ordinance was distributed and reviewed. The draft would allow the police department to ticket offenders and allows the township to post signs as they see fit. **Mr. Fry made a motion to advertise the draft No Parking Ordinance for consideration; second by Mr. Erb. All voted in favor.** The ordinance would be considered at the March 5<sup>th</sup> meeting.

**NEW BUSINESS**

**Mr. Fry made a motion to adopt Resolution #2020-3 to establish an agreement with PPL Electric Utilities to install LED lights at Elm Tree Phase 5A (Emerald Way); second by Mr. Erb. All voted in favor.**

**Mr. Fry made a motion to approve a Street Light Services Agreement with PPL Electric Utilities Corporation for Elm Tree Phase 5A (Emerald Way); second by Mr. Erb. All voted in favor.**

**Mr. Fry made a motion to approve Resolution #2020-4 to allow for the disposition of township records; second by Mr. Erb. All voted in favor.**

**The January 2020 Tax Collector's Report was distributed and reviewed.**

**CORRESPONDENCE**

*District Attorney Heather Adams – Lancaster County Drug Task Force Fourth Quarter & Year End Report for 2019*  
*LCPC – receipt of proposed amendment to Zoning Ordinance to revise regulations to Continuing Care Retirement Communities – Penn Twp Mastersonville FC - Invitation to Supervisors to Annual Banquet*  
*LCPC – Notice of receipt of Plan Review – Levi King – Back Run School – Rapho Township*  
*McNees Wallace & Nurick – on behalf of client – Cellco Partnership dba Verizon Wireless – withdrawal of Conditional use – 6097 Elizabethtown Rd*

**Mr. Erb made a motion to approve the transfer of \$50,000 from the General Fund to the Capital Reserve Fund; second by Mr. Fry. All voted in favor.**

**APPROVAL OF THE DISBURSEMENT LIST - Mr. Fry made a motion to approve the Disbursement List and pay the bills; second by Mr. Erb. All voted in favor.**

There being no further public business or public comments the meeting adjourned at 8:13PM.

Respectfully Submitted,

Melva J. Kready  
Recording Secretary