

**RAPHO TOWNSHIP
PLANNING COMMISSION MINUTES
MARCH 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 February 5, 2018 meeting were approved on a motion by Mr. Nissley, seconded by Mr. Boyd. All in favor.

BRIEFING ITEM:

Final Land Development Plan #18-353

Milton Grove Amish Parochial School on the Jonas King Farm

3451 Sunnyside Road

Red Barn Consulting, consultant

Mr. Caldwell presented the plan. The applicants propose to construct a 30'x42' school house with two privies, a driveway, and a seepage pit on a 150.64-acre farm near the intersection of Quarry and Sunnyside Roads. A house and multiple barns, greenhouses, and manure storage facilities are already located on the property. The school house would be accessed using a separate driveway from the current agricultural use. The property is located in the Agricultural Zoning District.

Mr. Caldwell said that as part of the plan, a portion of the farmland will be converted to a permanent grass condition, and the stormwater for the project would be managed by a seepage pit located adjacent to the existing buildings. This will allow them to manage some of the impervious surface already at the property.

Mr. Caldwell said the applicants are requesting waivers of parking requirements. These requirements are zoning standards that cannot be waived as part of the land development process. He noted that the applicants will need to demonstrate that they have enough parking for a school or seek a variance before the Zoning Hearing Board.

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

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

MODIFICATIONS:

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. *Based upon our review and interpretation, the following modifications are not necessary and need to be withdrawn, in writing, by the applicant:*

- *Sections 403.7.B, 403.7.C – Water and Sewer Feasibility Reports*
- *Section 403.7.D, 405.5.B – Traffic Evaluation Report*
- *Section 602.5.A – Reconstruction of Perimeter Streets*

- Section 602.11 – Curbing
- Section 602.12 – Sidewalks
- Section 611 – Water Supply and Sanitary Sewage Disposal

C. Section 605 – Vehicular Parking Facilities

The applicant has requested a waiver of the requirement to provide vehicular parking facilities in accordance with the Zoning Ordinance.

We recommend that the Township deny this request.

CONDITIONS:

ZONING

1. *The minimum lot area in the zoning data table needs to be revised to ten (10) acres. In addition, the minimum lot width at the front yard setback needs to be provided in the zoning data table. The accessory use setback and building height requirements need to be provided in the zoning data table (§ 301.C.1.a, 301.C.2.a).*
2. *The “single family dwelling quota” note needs to be included on the plans (§ 301.D.1.a).*
3. *A clear sight triangle needs to be provided for the proposed access drive. Clear sight triangles need to be clear of any permanent obstructions and plant materials over thirty (30) inches high and below ten (10) feet. In addition, easements will be required for those portions of the clear sight triangles that encroach upon adjoining properties (§ 504.D.2).*
4. *Off-street parking space calculations need to be provided. In addition, the required parking spaces need to be shown on the plan (§ 520).*
5. *“Exhibit A” referenced in the lease agreement needs to be provided.*

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). The requested modifications shown on the cover sheet need to be revised to reference the correct sections.*
2. *No proposed features shall be included on the Existing Features Sheet (§ 403.3).*
3. *The applicant’s consultant needs to field verify that the LIDAR contours shown accurately depict existing conditions (§ 403.3.A).*
4. *The right-of-way and cartway widths of Quarry Road and Sunnyside Road need to be included on the plan (§ 403.3.B.1).*
5. *The locations of existing wells and septic systems upon and within two hundred (200) feet of the subject tract need to be included on the plan (§ 403.3.B.3, 403.3.C.2).*
6. *A presence/absence wetlands study need to be provided (§ 403.3.B.5, 403.7.E, 408.4).*
7. *The existing concrete structure at the proposed access drive location needs to be shown on the plan and marked as “to be demolished” (§ 403.3.C.3, 403.4.F).*
8. *The proposed lease area needs to be clearly identified on the plan (§ 403.4.D).*
9. *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. 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).*
10. *The available and required minimum safe sight stopping distance (SSSD) needs to be provided for the proposed access drive connect at Sunnyside Road (§ 403.4.O, 604.A, 602.10.G).*
11. *Evidence of review by emergency service providers needs to be provided (§ 403.6.A).*
12. *Evidence of review and approval of the plan from the Lancaster County Agricultural Preserve Board needs to be provided (§ 403.6.C).*
13. *A detailed inspection schedule needs to be provided (§ 405.2.L, 504).*
14. *All certificates need to be completed prior to recording the plan (§ 405.3).*
15. *Evidence of an approved planning module, exemption request, or notice that a planning module is not required needs to be provided (§ 405.4.A).*
16. *A cost estimate, financial security, and a financial security agreement need to be provided (§ 405.4.E, 405.4.F, 501).*
17. *The proposed access drive needs to be a minimum width of twenty-four (24) feet (§ 603.1.B).*
18. *Evidence of concurrence or deferment by Mount Joy Township needs to be provided.*

STORM WATER MANAGEMENT

1. *The following note needs to appear on the plan: “The maintenance of all storm water conveyance and management facilities shall be the responsibility of the property owner. Maintenance shall include, but not be limited to normal maintenance as well as repair of structural damage or deterioration of any kind, including that caused by sinkholes or*

other events. The Township shall have the right, but not the duty, of access at any time to inspect and maintain the facility at the property owner's expense if the owner should fail to properly maintain the facility" (§ 402.1, 601).

2. *A note needs to be provided on the plan indicating that the developer/owner grants the Township the right of access to all storm water management easements on the subject tract via the access drives, driveways, parking areas, and similar features within the site (§ 404.4.D).*
3. *A note referencing the associated storm water management report and date of most recent revision needs to be provided (§ 404.4.H.1).*
4. *Evidence of approval of the Erosion and Sedimentation Control Plan by the Lancaster County Conservation District needs to be provided (§ 405.1).*
5. *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 (§ 501.1.C, 601).*
6. *It appears that the infiltration test depth and the soil probe depth are shown on the plan; however, they are not provided on the test result sheets in the report. This needs to be clarified (§ 501.14.C, 501.14.D.1).*
7. *The following note must be added to the plan. "An as-built plan meeting all of the requirements of Section 604 of the Rapho Township Storm Water Management Ordinance must be submitted prior to final approval of the installed improvements. Along with the required as-builts, post-construction infiltration testing that compare the as-built infiltration rates to the design infiltration rates must be provided prior to the final release of the financial security for all storm water management and conveyance facilities."*
8. *The catch basin detail indicates that the maximum box height is 3.5 feet; however, the seepage pit detail indicates that the box height is 6 feet. This needs to be clarified.*

OTHER BUSINESS:

Mrs. Gibson updated the Commission on the status of the Township building construction. She said that the next Commission meeting will held at the 971 North Colebrook Road building. The staff and all administrative operations will be relocated to the building on April 10.

Mrs. Gibson reported that a sewage feasibility study for the Turnpike area is underway. Staff hopes to have an initial presentation to the Board of Supervisors in the next two weeks.

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