

The Board of Supervisors met at the Township Office Building for their regular meeting on March 5, 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 February 20th Meeting were distributed. **Mr. Erb made a motion to approve the Minutes as presented; second by Mr. Fry. All voted in favor.**

Mr. Swarr announced that an executive session was held prior to the meeting from 6:30PM to 7:15PM to discuss a legal matter.

PUBLIC COMMENTS - None

CHAIRMAN'S COMMENTS - None

PLANNING

BRIEFING ITEM:

Levi King/Back Run School Final Plan #20-387

1331 Shelly Road

Diehm and Sons, consultant

The applicants have proposed the development of a 1,160 square foot one-room Amish schoolhouse on a .96-acre section of the existing 93.43-acre farm. The property is already improved with a single-family dwelling, barn, and agricultural sheds. The school would house 30 students. A modification to driveway requirements has been requested due to the applicants' intent to use the existing gravel farm lane. The proposed school would use a privy for sewage disposal. The property is located in the Agricultural Zoning District.

ACTION ITEM:

Messick's Farm Equipment (M5V2, LLC) Sketch Plan #20-388

1475 Strickler Road

ELA Group, Inc., consultant

The applicants have proposed to develop a heavy-duty vehicle sales, service, and repair facility on a two-parcel, 28.74-acre lot. The applicants propose to construct a 368,100 square foot 3-story building in two phases. The proposed project includes two access drives to Strickler Road and five separate parking lots. Stormwater would be managed by a community basin, as well as on-lot stormwater BMPs. The applicants anticipate requesting a number of modifications and variances, and have submitted a sketch plan for the Township's review prior to proceeding with a conditional use application. The property is located in the Industrial Zoning District.

Mr. Fry asked Michael Huxta of ELA Group, Inc., the consultant for Messick's Farm Equipment, if they would be applying for a Zoning Hearing first or a Conditional Use Hearing first. Township Manager Sara Gibson explained that the applicant will apply for a Zoning Hearing first because that decision will be needed in order to proceed with a Conditional Use Hearing. Mr. Huxta reviewed with the Board the modifications that will be requested. Mr. Swarr said he feels this is a great use for the property and is happy to see an agricultural related industry moving there.

FINAL APPROVAL:

Deferral of planning to Manheim Borough

Final Lot Add-On Plan for Horner and Ryan properties

RAPHO TOWNSHIP BOARD OF SUPERVISORS' MINUTES

MARCH 5, 2020

The Ryan property is located at 421 Old Line Road, and a portion of the property is in Manheim Borough. The Horners, of 400 West Gramby Street, Manheim, propose to add a .0062-acre portion of the Ryan property onto their lot. No new lots are proposed, and no improvements are planned on either lot. The applicants have requested that Rapho Township defer review and approval of the plan to Manheim Borough. **Mr. Fry made a motion to defer the Final Lot Add-On Plan for the Horner and Ryan properties to Manheim Borough; second by Mr. Erb. All voted in favor.**

Mr. Fry made a motion to release the financial guarantee for Meadowfield Drive in the amount of \$29,681.40; second by Mr. Erb. All voted in favor.

Mr. Fry made a motion to approve the Zoning Officer's February Report; second by Mr. Swarr. All voted in favor.

OLD BUSINESS

Mr. Fry made a motion to approve Ordinance 2020-1 amending Ordinance 2007-1 regulating traffic and parking in the township; second by Mr. Erb. All voted in favor. Mrs. Gibson explained that this ordinance does not change where any of the current signs are located.

The Board reported on their discussions with residents about the idea of LCSWMA conducting "waste audits" for public education in the township. They do not feel the residents would cooperate and approve of doing a "waste audit" in their neighborhood. It was decided not to participate in this program.

NEW BUSINESS

Public Works Director John Haldeman discussed with the Board the condition of the South Garfield Road Bridge that joins with West Hempfield Township. Mr. Haldeman said the bridge is in poor condition with a steel plate covering a hole in the deck. He felt the approximate cost to replace the bridge would be 2 million dollars. At this time there is no weight limit on the bridge. After discussing some repair options versus taking the bridge down completely, the Board would like to just let the bridge as is.

Mrs. Gibson discussed with the Board a possible stormwater project at 800 W. Sun Hill Road with Penn Township. The property is owned by Mark Metzler who is employed by Rettew Engineers and would be willing to allow this project to take place. An Intergovernmental Agreement and a Maintenance Agreement with Penn Township would be needed. The Board would want Penn Township to have sole responsibility for the maintenance of this project once complete. They are willing to consider this project with Penn Township.

Mr. Erb made a motion to appoint Pat Shupp to fill the vacant seat on the Fire Advisory Council with a term to expiring 12/31/2020; second by Mr. Fry. All voted in favor.

Mrs. Gibson distributed her Manager's 2019 Report. She reviewed the year by pointing out some highlights. A new trash contract was awarded and the trash billing program was converted to in-house. In 2019 there were 77 new properties enrolled in the trash contract. She reviewed several grants that were awarded for road projects, recycling and the Chiques Creek Watershed Alliance. The road and bridge projects were reviewed. The township acquired property at 1050 Drager Road in 2019 that was cleared of all buildings and will be used for open space. The Yard Waste Recycling Facility continues to increase in use with 952 key fobs purchased in 2019. A barn-style storage building and Adventure Playground was added to the Rapho Park. Mrs. Gibson also reviewed the activities and accomplishments of the Chiques Creek Watershed Alliance.

RAPHO TOWNSHIP BOARD OF SUPERVISORS' MINUTES

MARCH 5, 2020

The Tax Collector's February Report was distributed and reviewed.

CORRESPONDENCE

Mike Turzai – Speaker of the House of Representatives – Census – State Legislative Districts – Letter

LCPC – Receipt of Plan Review – Proposed Rezoning from R-2 to C-2 – Mount Joy Twp

Pete Wengrenovich – 1363 Worthington Dr – Concern with Dog Park Mount Joy

Invitation to Manheim Fire Company banquet March 21

Invitation to Penn State Winter Farmer Meeting March 18

LCPC – Advisory Plan Review Comments – Levi King – Back Run School - Rapho Twp

LCPC – Receipt of Community Plan Review – Proposed Amendment to Zoning Ordinance – West Hempfield Twp

Lancaster County Conservation District 2019 summary of activities

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

There being no further public business or public comments the meeting adjourned at 8:53PM.

Respectfully Submitted,

Melva J. Kready
Recording Secretary