

**DRAFT RAPHO TOWNSHIP BOARD OF SUPERVISORS' MINUTES
APRIL 1, 2021**

The Board of Supervisors met at the Township Office Building for their regular meeting on April 1, 2021, 7:30PM with Lowell Fry, Jere Swarr & Mark Erb present. The meeting was called to order by the Chairman and followed with the Pledge of Allegiance.

The minutes of the March 18th Meeting were distributed. **Mr. Erb made a motion to approve the Minutes as presented; second by Mr. Swarr. All voted in favor.**

CONDITIONAL USE HEARING:

Mount Hope Estate and Winery Conditional Use Application 2021-37

2775 Lebanon Road, Manheim

Harbor Engineering, Inc.

Consideration of the conditional use application submitted by Mount Hope Estate & Winery which seeks approval to use property owned by Mazza Vineyards and located at 2775 Lebanon Road in the Township's Commercial Recreation (CR) Zoning District for a "Regional Recreation Attraction" Use for the operation of a drive-in theater and concert venue. The Application is submitted under Article 3, Section 304, Table 3-4.2.2.b.(17) of the of the Rapho Township Zoning Ordinance.

Mr. Fry explained the procedure for conducting a conditional use hearing. The Board was represented by **Stacy Morgan Brubaker** of Brubaker, Connaughton, Goss and Lucarelli, LLC. Ms. Brubaker presented the proof of publication for the advertisement of this hearing and said the property had been posted. Mr. Fry called the meeting to order.

The applicant, **Scott Bowser**, of Mount Hope Estate and Winery was present along with **Steve Gergeley** of Harbor Engineering. Mr. Gergeley reviewed the application with the Board explaining the proposed operations and indicating on the exhibit where the movies and concerts would be held on the property. The proposed schedule would be to have 1 or 2 movies showing per evening beginning at 9PM or dusk Fridays through Sundays. Proposed schedule for concerts would be Noon to 10PM on Wednesdays through Sundays. Mr. Gergely said he feels this proposed use would not impact the neighborhood. There was some discussion on the Covid restrictions that are in place currently and how this proposed use would fall within those restrictions. Jim Caldwell of Rettew Associates ask Mr. Bowser if Covid restrictions are lifted would this proposed use discontinue. Mr. Bowser said he doesn't see this use to continue long term. This is not what he wishes to do on his property but until the Renaissance Faire can resume its pre-covid schedule, he would like to be able to create some additional revenue. Mr. Caldwell said the proposed conditions are standard administrative conditions.

Clifford Good of 232 Mansion House Road said his property adjoins to Mr. Bowser's. He said that there has been a fair amount of noise from the faire and is concerned about additional noise from concerts. He asked if there is screening or a barrier proposed. Mr. Caldwell explained that the speakers will be facing Route 72 and the area where the proposed concerts will be held is further from Mansion House Road than other permitted concert areas on the property.

Mr. Swarr made a motion to close the hearing; second by Mr. Erb. All voted in favor. Mr. Swarr made a motion to approve Condition Use Hearing 2021-37 for Mount Hope Estate and Winery located at 2775 Lebanon Road with the conditions listed in the RETTEW letter dated March 1, 2021; second by Mr. Erb. All voted in favor.

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PUBLIC COMMENTS - None

CHAIRMAN'S COMMENTS - None

PLANNING

Mount Joy Investors, LLC

Taco Bell Revised Final Land Development Plan #20-390

1580 Strickler Road

Applicant is seeking a motion to approve a 90 day extension as requested

Mr. Swarr made a motion to grant a 90 day extension to Mount Joy Investors, LLC for the Taco Bell Revised Final Land Development Plan #20-390 located at 1580 Strickler Road; second by Mr. Erb. All voted in favor.

Mr. Erb made a motion to accept the Zoning Officer's March 2021 Report; second by Mr. Swarr. All voted in favor.

OLD BUSINESS - None

NEW BUSINESS

The Board scheduled the Conditional Use Hearing for the Derek Hanna Application # 2021-38 for Thursday, May 6, 2021 at 7:30 p.m.

Mr. Swarr made a motion to approve Resolution 2021-5 for PENNDOT Traffic Signal Maintenance and Agreement Signing Authorization; second by Mr. Erb. All voted in favor.

Township Manager Randall Wenger and Mr. Fry reviewed with the Board the 2020 Auditor Report from Sager Swisher. The township has a healthy, but not excessive reserve. Mr. Fry reported there were no findings in the audit. **Mr. Fry made a motion to accept the 2020 Auditor Report; second by Mr. Erb. All voted in favor.**

The Tax Collector's March 2021 Report was distributed and reviewed.

CORRESPONDENCE

Manheim Township board of Commissioners adoption of Resolution 2021-21 – Creation of County Wide Health Dept.

LCCD – E & S Review Letter – Mark Hoover – 314 N Strickler Rd

LCCD – E & S Review Letter – Daniel & Wafi Brandt – 2123 Cider Press Rd

LCCD – NOI – Review with Technical Deficiencies Letter – Robert Brubaker Jr – 2871 N Colebrook Rd

LCCD – E & S Review Incompleteness Letter – Redcay Industrial Development – 1156 Four Star Dr

LCCD – Inspection of earthmoving activities – Elm Tree Phase 4C- HeatherwoodDr

Manheim Historical Society – Thank you for the generous donation.

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

Mr. Wenger reported the dump truck bed that was placed on the Municibid auction sold for \$7,800.

There being no further public business or public comments the meeting adjourned at 8:25PM.

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Respectfully Submitted,

Melva J. Kready
Recording Secretary