

**RAPHO TOWNSHIP  
PLANNING COMMISSION MINUTES  
APRIL 2, 2018 7:00 p.m.**

The meeting was called to order at the Rapho Township office 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, Jim Caldwell, RETTEW, and Sara Gibson.

The minutes of the March 5, 2018 meeting were approved on a motion by Mr. Boyd, seconded by Mr. Nissley. All in favor.

**ACTION ITEM:**

**Good Country Properties, LLC Conditional use application #2018-31  
1335 Strickler Road, Lot 2**

Ms. Claudia Shank of McNees Wallace was in attendance and spoke on behalf of the applicant, Ferrill Good, who was also in attendance. The applicants propose to construct an 18,900 square foot building to accommodate a produce wholesale business on a 3.769 acre lot. Ms. Shank pointed out that the property is a flag lot, and is served by an existing regional stormwater detention basin, and is encumbered by a number of easements. The property is impacted by two pipelines, one of which is currently under construction. The proposed facility will operate as a warehouse where produce will be delivered via tractor trailer, sorted, and transported to markets, delivered to customers by company-owned refrigerated trucks, or picked up by customers on site. The proposed facility would comprise 16,020 square feet of warehouse and 2,880 square feet of office space. A future 10,540 square foot warehouse expansion is also depicted on the plan. The facility would be accessed via a shared access driveway. The property is located in the Industrial Zoning District.

The business has been in existence since 1995, and has been operating from the Goods' home property in the Agricultural Zoning District. They would maintain some of the less intense aspects of the use at their home and would move the more industrial activities to the Industrial Zone. Ms. Shank indicated that they have met with the Mount Joy Borough Authority regarding water and sewer service to all three lots.

The applicants planned to have one building sign and install a pylon sign, which would be shared by the other two lots at the property. They had processed a sketch plan previously.

Mr. Bill Swiernik of David Miller/Associates was in attendance and spoke on behalf of the applicants. Mr. Swiernik noted that loading docks for the property would be on the south side of the property. He said they had proposed 34 parking spaces. He pointed out that the passenger vehicle parking would be separated from the truck traffic.

Mr. Swiernik said there would be a shared access driveway with Lot 3. He felt the project would be impacted by the gas pipeline's schedule. Their understanding was that the pipeline company was required to have grass growing and their project stabilized prior to the Good project excavation beginning.

Mr. Good spoke about the nature of his business. He noted that the produce being dropped off had time sensitivity. He indicated that there would be some overnight deliveries to accommodate that aspect of his business. Mr. Nissley suggested that the overnight deliveries should come in the road side of the building, so that they would not impact the houses as much. Mr. Good said they do not intend to allow trucks to park at the site overnight.

Mr. Gainer asked about the hours of the business. Mr. Good said his business hours are 5:00 a.m-5:00 p.m. weekdays. He said there are some later hours on Tuesday when they come back from Root's Market, where they have retail sales. He said they have the ability to unload anytime.

Mr. Boyd asked about the size of trucks. Mr. Swiernik said they had plans to be sure they did not have trucks queueing in the access driveway out onto Strickler Road.

Mr. Boyd asked about the height of the building. Mr. Good said the building would be 30'.

Mr. Gainer asked about whether there would be retail sales at the site. Mr. Good said that they would have occasional retail sales in emergency situations.

Mr. Caldwell asked about disposal of waste. Mr. Good said they would not process produce there. They dispose of waste in dumpsters.

Mr. Nissley noted that they had indicated possibility for expansion on their plan. Mr. Good elaborated that they could potentially expand the cooler to accommodate various kinds of produce.

Mr. Swiernik noted that the property would be open at all times, not gated, but drivers would not be encouraged to come outside normal business hours. They do have limited hours on Saturday mornings.

Mr. Shellenberger asked about the trucks that they own. Mr. Good said they own eight trucks.

Mr. Caldwell noted that one of his comments recommending separating passenger vehicles from trucks. Mr. Nissley noted that he liked the truck circulation plan.

Mr. Good said that this operation would not differ too much from his existing operations on Cold Springs Road. He said it would be much easier to operate truck traffic than it is currently at the home farm. Mr. Caldwell noted that the applicants had met previously with staff to discuss possible expansion at that property, and staff considered that property to be built out for this use.

Mr. Shellenberger encouraged the applicants to have clear directional signage to keep truck movement safe and isolated from the truck traffic for the uses on Lots 1 and 3.

Mr. Caldwell talked about having an emergency access easement. This could be impacted by the gas pipelines, including two lines for Columbia gas and one for Williams.

**Mr. Boyd made a motion to recommend approval of the conditional use application, contingent upon the applicants fulfilling the conditions of the Rettew letter dated April 2, 2018, with an additional condition to add directional signage for directional traffic flow. Mr. Shellenberger seconded the motion. All in favor. The conditions are listed in abbreviated format as follows:**

1. *The proposed use needs to indicate Warehousing, Distribution, and Wholesaling (§ 304.B).*
2. *Clear sight triangles need to be provided for the access drive (§ 504).*
3. *Cross access and maintenance agreement and deed restrictions, in a recordable form acceptable to the Township, needs to be provided (§ 507).*
4. *Off-street loading spaces shall not be located in the front yard (§ 519.B.1, 906.C.3.b).*
5. *Off-street loading space calculations need to be provided on the plan. In addition, the proposed off-street loading spaces need to be delineated on the plan (§ 519, 906.C.3.b).*
6. *Off-street parking space calculations need to be provided on the plan. We recommend the passenger vehicle parking spaces be separated from the delivery vehicle access and queuing areas (§ 520, 606.C.3.c).*
7. *Parking areas containing 20 or more spaces need to provide internal landscape islands (§ 520.E).*
8. *The applicant needs to provide credible evidence demonstrating the use will comply with all applicable Operation and Performance Standards (§ 521, 906.C.3.d).*

9. *The applicant needs to provide ground floor plans and schematic architectural drawing of the principal building façade and elevations of property structures (§ 906.A.1).*
10. *The proposed open space areas need to be included in the site data table (§ 906.A.3.h.3).*
11. *A copy of the authorization from the Mount Joy Borough Authority for sewer and water capacity, needs to be provided (§ 906.B.4).*
12. *The applicant needs to provide credible evidence that adequate fire, police, and ambulance services are available to serve the proposed use and that the proposed use will not have an adverse effect upon the logical and economic extension of such services.*

### **SUBDIVISION AND LAND DEVELOPMENT**

*The following preliminary review comments will need to be addressed to the satisfaction of the Township during the processing of the land development plan. Additional comments may be generated during our land development and stormwater management plan review:*

1. *The following modification request are indicated on the cover sheet:*
  - *Section 403.1.B – Profile Scale*
  - *Section 602.11 – Curbing*
  - *Section 609.1.A – Landscape Screening*

*A formal written modification request with justification and proposed alternative will need to be provided with the land development plan.*
2. *A traffic evaluation study will need to be provided during the land development phase (§ 403.7.D, 405.5.B, 408.3).*
3. *Evidence of approval of water and sewer design and financial security will need to be provided (§ 405.4.E, 405.4.G).*
4. *The easement plan will need to provide easements for all utilities to be dedicated (§ 608.1).*
5. *Access drive lighting will need to be provided (§ 602.13, 603.2).*
6. *All interior access drives will need to be set back a minimum of fifteen feet (15') from the side property line (§ 603.1.F).*
7. *A fifteen-foot-wide (15') green area will need to be provided along the access drives (§ 603.1.G).*
8. *All non-residential developments containing 25,000 square feet or greater of gross floor area shall be provided with at least two (2) separate and distinct means of access; with the future expansion indicated the development will exceed 25,000 square feet and will need to provide a secondary access (§ 603.3.A).*
9. *No portion of a parking compound shall be permitted within 10' of a side property line; the western facilities do not meet this standard (§ 605.D).*
10. *Evidence of notification, concurrence of the project, and any restrictions imposed on the site by the utility easements will need to be provided (§ 608.3.A, 608.3.B).*
11. *Truck turning movements will 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.*

### **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 7:50 p.m.

Respectfully submitted,  
Sara M. Gibson  
Township Manager