

The Board of Supervisors met at the Township Office Building for their regular meeting on April 4, 2019, 7:30PM with Lowell Fry, Jere Swarr & Duane Martin present. The meeting was called to order by the Chairman and followed with the Pledge of Allegiance. The regular meeting was preceded by a public workshop to discuss matters of interest with leaders of homeowners' associations. No decisions were made.

The minutes of the March 21st Meeting were distributed. Mr. Martin made a motion to approve the Minutes as presented; second by Mr. Swarr. All voted in favor.

PUBLIC COMMENTS - None

CHAIRMAN'S COMMENTS - Mr. Fry reported on a meeting of municipal officials that he attended where a new web based tool was introduced that shows how the water runs on each property and what the hazards of that water may be. There are various layers that can be put onto the Google type map. Mr. Fry said that the examples shown to him were very accurate. He feels it will be a tool that will be used frequently when dealing with impaired watersheds.

PLANNING

FINAL APPROVAL:

Preliminary/Final Land Development Plan #18-354

Good's Country Properties LLC, 1335 Strickler Road

The property has been previously subdivided, with this plan proposing the development of Lot 2 of 3, which comprises 3.77 acres. The applicants propose to construct a 28,750 square foot commercial building, including a 16,020 square foot warehouse, distribution and wholesale facility, a 2,880 square foot office, and a 10,540 square foot future warehouse expansion, plus parking and loading facilities and stormwater conveyance facilities. Stormwater would be managed by an existing regional detention basin on the southeastern side of the property. The proposed impervious area is 67.1%. The building would be accessed via a joint driveway. Several modifications are requested. The project was granted conditional use approval by the Board of Supervisors on April 19, 2018. The property is located in the Industrial Zoning District and is served by public water and sewer.

MODIFICATIONS:

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE

- A. *Section 403.1 – Profile Scale*
The applicant has requested a modification of the requirement to provide profiles at a horizontal scale of one inch equals fifty feet (1"=50') and, in the alternative, provide a horizontal scale of one inch equals thirty feet (1"=30').
The Planning Commission, at their June 4, 2018 meeting, recommended approval of this modification request based upon the justification provided and consistency with plan scale.

- B. *Section 529.E – Emergency Access*
The applicant is requesting a modification of the requirement to provide a separate access. In the alternative, the applicant is proposing to use the shared access drive to access the site.
The Planning Commission, at their June 4, 2018 meeting, recommended approval of this modification request based upon the justification provided.

- C. *Section 602.10.D – Clear Sight Triangle*
The applicant is requesting a modification of the requirement to provide one hundred (100) foot clear sight triangles at the intersections of the access drives with the shared access drives. In the alternative, the applicant is proposing a seventy (70) foot clear sight triangle at the northern entrance, and a forty (40) foot clear sight triangle at the middle entrance.
The Planning Commission, at their June 4, 2018 meeting, recommended approval of this modification request based upon the justification provided.

D. Section 602.11.A - Curbing

The applicant is requesting a modification of the requirement to provide curbing along the interior parking areas. The Planning Commission, at their June 4, 2018 meeting, recommended approval of this modification request conditioned upon placement of boulders and or curbing at entrances from the point of curvature (PC) to the point of tangency (PT) and the radius areas (curbing is shown on revised plans).

E. Section 602.5 – Reconstruction of Existing Street

The applicant has requested a modification of the requirement to reconstruct Strickler Road to its centerline. The Planning Commission, at their June 4, 2018 meeting, recommended approval of this modification request subject to verification of the repair of the existing damaged curb and street base course and completion of the wearing course on the Four Star section of Strickler Road to the satisfaction of the Township.

F. Section 603.1.F., 601.3.G –Access Drives setbacks

The applicant is requesting a modification of the requirement to provide a fifteen (15) foot setback along the western lot line. In the alternative, the applicant is proposing a one (1) foot setback between the access drive and the side lot line to allow for a 1’ minimum access drive setback along the western lot line. The Planning Commission, at their June 4, 2018 meeting, recommended approval of this modification request based upon the justification and alternative provided.

G. Section 609.1.A – Landscape Screen

The applicant is requesting a modification of the requirement to provide a landscape screen along the adjoining residential properties. The Planning Commission, at their June 4, 2018 meeting, recommended approval of this modification request subject to the applicant providing an alternative landscape plan acceptable to the Township.

STORMWATER MANAGEMENT ORDINANCE

A. Section 402.6, 501.1.D.2, and 506 –Volume Control

The applicant is requesting a waiver of the requirement to provide volume control measures via infiltration so that the post-development runoff volume does not increase for the 2-year, 24-hour storm event. In the alternative, the applicant proposes to provide water quality measures. The Planning Commission, at their June 4, 2018 meeting, recommended approval of this modification request based upon the justification and alternative provided.

CONDITIONS:

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE

- 1. Evidence of water and sewer financial guarantee receipt needs to provided (§ 405.4.E, 405.4.G).*
- 2. Financial security, in the amount of \$ 298,342.00, which includes the required ten (10) percent contingency, and a financial security agreement need to be provided (§ 405.4.E, 405.4.F, 501).*
- 3. Evidence of notification, concurrence of the project, and any restrictions imposed on the site by the utility easements (Williams) will need to be provided (§ 608.3.A, 608.3.B).*

STORMWATER MANAGEMENT ORDINANCE

- 1. An Operations and Maintenance Agreement, in recordable form acceptable to the Township needs to be provided (§ 501.1.C).*

Mr. Martin made a motion to approve the Preliminary/Final Land Development Plan #18-354 for Good's Country Properties LLC located at 1335 Strickler Road with the modifications and conditions as stated; second by Mr. Swarr. All voted in favor.

BRIEFING ITEM:

Maibach LLC Subdivision plan #19-370

55 Maibach Road

Lake Roeder Hillard, consultant

The property is comprised of 34.477 acres. The applicants wish to divide the lot, which is bisected by the existing Maibach Road, into a 14.242-acre lot and a 20.235-acre lot. The property is currently used for the storage and wholesaling of propane fuel and ethanol, as well as agriculture. The property is located in the Industrial Zoning District.

BRIEFING ITEM:**Elm Tree Properties Final Subdivision Plan -- Phase 5A #19-371
936 Strickler Road****David Miller/Associates, consultant**

The property is comprised of a total of 14.218 acres and is identified as Parcel K in the overall Elm Tree Plan. The applicants propose to subdivide the first phase of the project into 27 single family lots. The property will ultimately be accessed by two public road access points along the west side of Strickler Road. Public water and sewer service will be extended throughout the development. The property is located within the R-2 Zoning District, and is part of the Village Overlay.

Mr. Martin made a motion to approve the Improvement Guarantee Agreement and Stormwater Operations and Maintenance Agreement for the Pennstro Leasing, LLC Final Lot Add-On and Land Development Plan #18-361 located at 1840 Auction Road; second by Mr. Swarr. All voted in favor.

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

OLD BUSINESS

Mr. Martin made a motion to approve the Sporting Valley School Stormwater Facilities design contingent on Columbia Gas approval and the recording of the Operations and Maintenance Agreement; second by Mr. Swarr. All voted in favor.

Trash/Recycling Contract - Township Manager Sara Gibson distributed the bid form from Penn Waste who was the lowest bidder for the new contract. She also distributed a calculation sheet showing the projected income and expense with the new municipal contract. Mrs. Gibson pointed out that there was not a big difference in the bid for collection of residents who choose the contract and the bid for collection of all residential properties in the township. Currently there are 2025 enrolled customers that Mrs. Gibson used to calculate the projected cost of the service. She also took into consideration that the Board would continue allowing a \$10 discount for those customers who would like to pay for the year in the first quarter. Her projected cost for the service would be a minimum of \$256/year which is a 20% increase. There was some discussion as to whether to use that figure or round it up to \$260/year. Mrs. Gibson said there will also be the ability to pay online and with a credit card. The Board will award the bid and determine the new rate for the municipal contract at their next meeting.

NEW BUSINESS

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

CORRESPONDENCE

Northwest EMS – Note of thanks for Township donation

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

Mrs. Gibson said there is a MS4 Seminar that is sponsored by the Clean Water Consortium on June 3, 2019 and she encouraged the Board to attend.

RAPHO TOWNSHIP BOARD OF SUPERVISORS' MINUTES

APRIL 4 , 2019

Mrs. Gibson reported that she will be attending a meeting to discuss the future of Susquehanna EMS meeting next week.

Mrs. Gibson has received an invitation to attend a meeting on April 12 with the Governor or someone from his office to observe the infrastructure damage that was done by the August 31, 2018 flood event. She noted that the Board was invited to the meeting.

Mrs. Gibson has received notice that another study of the Chiques Watershed will be done by NRCS. Lancaster County will be the applicant for that study on behalf of the Chiques municipalities.

There being no further public business or public comments the meeting adjourned at 8:20PM.

Respectfully Submitted,

Melva J. Kready
Recording Secretary