

The Board of Supervisors met at the Township Office Building for their regular meeting on April 18, 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 minutes of the April 4th Meeting were distributed. Mr. Martin made a motion to approve the Minutes as presented; second by Mr. Swarr. All voted in favor.

Mr. Fry announced that an executive session with the Board's attorney was held prior to tonight's meeting to discuss several legal issues.

POLICE REPORT

Chief Joe Stauffer distributed the Manheim Borough Police 2018 Year End Report. He began his report highlighting various community activities that the police department participated in. Chief Stauffer reviewed the crime statistics that showed Part I crimes increased 4% and Part II crimes increased by 3%. He said most crimes involve drugs and that DUI arrests are half alcohol related with the other half drug related. He said there are very few juvenile arrests. The clearance rate for the Manheim Police Department is 73% which is outstanding. Chief Stauffer said he feels Rapho Township is a very safe place to live. He said the top 5 areas that the department will focus on for the coming year in the order of importance are drugs, crashes, traffic, thefts and parking. Chief Stauffer thanked the township for their support of the police department. Manheim Mayor Scot Funk said he feels the service provided by the Manheim Borough Police Department is a reflection of the Police Chief. The Board thanked Chief Stauffer and his team for their service.

PUBLIC COMMENTS - None

CHAIRMAN'S COMMENTS

Mr. Fry reported that the township received a Road Safety Improvement Award at the PSATS conference for the work that was done on realigning North Colebrook Road. He congratulated the staff for their work on the project.

PLANNING

PA Property Investors, LLC Conditional Use Plan #2019-34

Claudia Shank, attorney for the applicant, said the applicant would like to offer some additional conditions to the Board. They would like to add that there would be no amplification outside of the barn and the barn doors would be closed during the events. Also there would be no amplification of music in the barn after 9:30PM and sound mitigation materials will be used in the barn. Township Manager Sara Gibson distributed to the Board a list of additional conditions proposed by the township. A decision will be given at the May 2nd Board of Supervisors' Meeting.

FINAL APPROVAL:

Ivan S., Rebecca S., and Eli S. Fisher Final Land Development Plan #18-367

239 Hossler Road

RAV Associates, Inc., consultant

The property is comprised of 49.7 acres. The applicants wish to develop 33,865 square feet of impervious coverage, including a residential dwelling, carriage barn, and driveway, for a total land disturbance of 3.4 acres. The plan incorporates a proposed lot add-on to add 2,435 square feet to the driveway from the adjacent lot owned by David and Catherine Greenly. Stormwater would be managed with various infiltration

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trenches along the length of the driveway and adjacent to the buildings. The property would be served by on-lot water and septic systems. The property is located in the Agricultural Zoning District.

Modifications:

Subdivision and land development

1. *Section 403.1.B – Profile Scale*
The applicant is requesting a waiver to draw all profiles at a horizontal scale of one (1) inch equals fifty (50) feet. In the alternative, the applicant is requesting the horizontal plan scale to be one (1) inch equals forty (40) feet to match the plan scale.
At their March 4, 2019 meeting, the Planning Commission recommended approval of this waiver request based upon the justification and alternative provided.
2. *Section 602.5.E – Additional Right-of-Way*
The applicant is requesting a waiver of the requirement to provide additional right-of-way along Hossler Road. Hossler Road is a state road, and the applicant has a very limited amount of frontage along the road.
At their March 04, 2019 meeting, the Planning Commission recommended approval of this modification request based upon the justification and alternative provided.

Stormwater management

1. *Section 404.4.D – Easements and Rights-of-Way*
The applicant is requesting a waiver of the requirement to provide a minimum twenty (20) foot wide access easement. In the alternative, the applicant is proposing a minimum width of ten (10) feet. The applicant's property is less than twenty (20) feet wide in some areas. In those areas, they are requesting the minimum width be ten (10) feet.
At their March 4, 2019 meeting, the Planning Commission recommended approval of this modification request based upon the justification and alternative provided.
2. *Section 506.1.B.3.B – Infiltration Facility Loading Ratio (New Request This Submission)*
The applicant is requesting a waiver of the maximum 8:1 loading ratio for infiltration facilities in non-karst areas. In the alternative, the applicant is proposing Infiltration Basins C1, C2, and D1 to have total area loading ratios of 11.5:1, 11.1:1, and 10.9:1 respectively.
At their March 4, 2019 meeting, the Planning Commission recommended approval of this modification request based upon the justification and alternative provided.

Conditions:

SUBDIVISION AND LAND DEVELOPMENT

1. *The date, final action and conditions of approval by the Board of Supervisors on any approved modification requests need to be included on the plan (§ 403.2.I, 403.4.J).*
2. *All certificates need to be completed prior to recording the plan (§ 403.5, 405.3).*
3. *Evidence of review by emergency service providers needs to be provided (§ 403.6.A).*
4. *Evidence of an approved planning module, exemption request, or notice that a planning module is not required needs to be provided (§ 405.4.A).*
5. *The plan shows a 36" SLCPP overflow pipe and 18" filter sock that need to be included in the opinion of probable cost. A revised opinion of probable cost and financial security need to be provided (§ 405.4.E, 405.4.F, 501).*
6. *The applicant needs to satisfy the park and recreational land dedication requirements prior to plan recording (§ 612).*
7. *An ownership, use and maintenance agreement, in a recordable form acceptable to the Township, needs to be provided for the shared use driveway.*

STORMWATER MANAGEMENT

1. *Evidence of approval of the Erosion and Sedimentation Control Plan and NPDES Permit by the Lancaster County Conservation District needs to be provided (§ 405.1).*
2. *Section 2, subsections F, G, H, J, K and L of the Operations and Maintenance Agreement need to be revised to state the specific practice proposed or deleted a section is not applicable. The revised ownership and maintenance program needs to be provided (§ 501.1.C, 601).*
3. *Evidence of approval by DEP for the GP-7 needs to be submitted.*

Mr. Swarr made a motion to approve the Ivan S., Rebecca S. and Eli S. Fisher Final Land Development Plan #18-367 at 239 Hossler Road with the modifications and conditions as stated; second by Mr. Martin. All voted in favor.

FINAL APPROVAL:

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.

Modifications:

SUBDIVISION AND LAND DEVELOPMENT

A. Section 602.1.M – Snow Stockpile Easements

The applicant is requesting a waiver to provide snow removal stockpile easements. The applicant has reviewed the necessity of the snow removal stockpile easements with the Township and the Township indicated they do not want the easements provided.

At their meeting on April 1, 2019, the Planning Commission recommended approval of this modification request based upon the justification provided.

B. Section 602.14.D.2 – Temporary Cul-De-Sac Streets

The applicant is requesting a waiver for the maximum 800 foot length of a temporary cul-de-sac. In the alternative, the applicant is proposing a temporary cul-de-sac length of 875 feet due to the location of the proposed phase line and location of the last lot in the first phase.

At their meeting on April 1, 2019, the Planning Commission recommended approval of this modification request based upon the alternative and justification provided.

Conditions:

ZONING

1. *The provided parking spaces note stated 280 and 108 provided parking spaces. This needs to be clarified.*

SUBDIVISION AND LAND DEVELOPMENT

1. *The date, final action and conditions of approval by the Board of Supervisors on any approved modification requests need to be included on the plan (§ 403.4.J).*
2. *The proposed street names need to be approved by the Township (§ 404.1.E, 602.3.B).*
3. *All certificates need to be completed prior to recording the plan (§ 405.3).*
4. *Evidence of an approved planning module, exemption request, or notice that a planning module is not required needs to be provided (§ 405.4.A).*
5. *Evidence of approval of water and sewer design, capacity, and financial security needs to be provided (§ 405.4.E, 405.4.G, 501).*
6. *Financial security, in the amount of \$ 773,990.78, which includes the required ten (10) percent contingency, and a financial security agreement need to be provided (§ 405.4.E, 405.4.F, 501).*
7. *Traffic sign installation and sign details need to be included on the plans for approval by the Township (§ 602.3.F). In addition, additional 'No Parking' signs need to be provided.*
8. *A street lighting plan needs to be provided (§ 602.13).*

STORMWATER MANAGEMENT

1. *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 stormwater management facilities and erosion control facilities will need to be provided (§ 501.1.C, 601).*
2. *The outfall pipe slope used in the report for Basin 1 and plan and detail need to match (§ 404.4.H.1).*

Mr. Martin made a motion to approve the Elm Tree Properties Final Subdivision Plan Phase 5A #19-371 at 936 Strickler Road with the modifications and conditions as stated and to approve the Improvement Guarantee Agreement and Stormwater Operations and Maintenance Agreement upon the review of the township solicitor; second by Mr. Swarr. All voted in favor.

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Mr. Martin made a motion to approve the Improvement Guarantee Agreement and Stormwater Operations and Maintenance Agreement for the Preliminary/Final Land Development Plan #18-354 for Good's Country Properties LLC at 1335 Strickler Road upon the review of the township solicitor; second by Mr. Swarr. All voted in favor.

OLD BUSINESS

Mr. Martin made a motion to award the municipal waste collection contract for July 1, 2019 through June 30, 2022 to Penn Waste with the base amount of \$155.64 per unit and setting the annual collection rate at \$260 per year per household with the ability to receive a \$10 discount if the yearly amount is paid by June 30; second by Mr. Swarr. All voted in favor. Mrs. Gibson said a township newsletter will be mailed in the near future explaining the trash and recycling changes. There will also be the ability to pay the trash bills online, pay with credit cards and text payments with the new contract year. The customer will have to pay a fee to use these options.

Mr. Martin made a motion to award the contract for the Lefever Road Basin Project to Flyway Excavating in the amount of \$76,900; second by Mr. Swarr. All voted in favor.

NEW BUSINESS

Mrs. Gibson said she has attended recreation meetings in both Mount Joy Borough and Manheim Borough. Each community is considering building a community center with aquatic facilities. She also reported that upon the recommendation of the Athletic Field Scheduler Don Wenger, an individual has been hired to do field preps at the Rapho park.

CORRESPONDENCE

*LCPC – Receipt of Plan Review Proposed Amendment – East Hempfield Twp.
Mastersonville Fire Company spring newsletter
Mount Joy Borough spring newsletter
Manheim Historical Society – Invitation to Annual Banquet
Northwest EMS monthly report
LCPC – Plan Review – Elm Tree Phase 5A
LCPC – Mount Joy Twp. – SW Amendment
Milanof-Schock Library monthly report
Manheim Borough newsletter
Manheim Central School District newsletter*

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.

There being no further public business or public comments the meeting adjourned at 8:42PM.

Respectfully Submitted,

Melva J. Kready
Recording Secretary