

**RAPHO TOWNSHIP
PLANNING COMMISSION MINUTES
MAY 4, 2020 7:00 p.m.**

The meeting was called to order in a virtual format by Chairman Jay Gainer at 7:00 p.m., followed by the Pledge of Allegiance. The meeting had been advertised on the Township website to provide instructions for public participation. Participating in the meeting were Dennis Shellenberger, Chet Eckman, Carrol Ehrhart, Howard Boyd, Jay Gainer, Jim Caldwell, RETTEW, and Sara Gibson.

The minutes of the March 2, 2020 meeting were approved on a motion by Ms. Ehrhart, seconded by Mr. Boyd. All in favor.

BRIEFING ITEM:

**Taco Bell Revised Final Land Development Plan #20-390
1580 Strickler Road**

The Pettit Group, consultant

Christian Jacobson of the Pettit Group and Joe DePascale represented the applicants during the virtual meeting, and they presented the plan for the group, with comments by Mr. Caldwell. The applicants received conditional use approval for a 2,753 square foot Taco Bell and additional commercial building along Esbenshade Road on a 2.043-acre lot on March 1, 2018. A land development plan was subsequently approved on December 20, 2018. This revised land development plan supersedes the previously approved plan. It includes the same Taco Bell structure, plus a 2,200 square foot Starbucks drive-through coffee shop, a 3,435 square foot commercial building, and associated site improvements. The total lot coverage proposed is 69.8%, with a total of 49 parking spaces. Vehicle stacking areas are provided for both drive-through lanes. The property is located in the Mixed Use Commercial Zoning District, and would be served by public water and sewer.

Mr. Caldwell noted that he had asked the applicants to adjust their curb line to allow for traffic to wrap around the front of the commercial building if there were too many vehicles in the Starbucks stacking area.

Mr. Jacobson said that they planned to relocate the rain garden from the location indicated, which was within the right-of-way. He said the rain garden will be placed in front of the patio at Starbucks.

Mr. DePascale said that since the pandemic, restaurants are considering less indoor seating areas to allow for social distancing.

Ms. Ehrhart made a motion to move the plan from a briefing item to an action item. Mr. Boyd seconded the motion. All in favor.

Ms. Ehrhart noted that the plan was extremely densely designed for the small site. She advised that the applicants should not plant any trees in the rain garden that would get tall enough to block the clear sight triangle at the Esbenshade/Strickler Road intersection.

Mr. Shellenberger asked about how trash trucks would access the dumpsters at Starbucks. There was some discussion on the timing of trash pickups.

Ms. Ehrhart made a motion, seconded by Mr. Shellenberger, to recommend approval of the plan, with conditions as listed in the April 29, 2020 Rettew review letter. All voted in favor of the motion. The conditions are listed in abbreviated format as follows:

Conditions:

CONDITIONAL USE

1. *The applicant needs to verify, for the retail/restaurant facility, that rooftop equipment, such as HVAC, are incorporated into the overall design and out of ground-level view within 200 feet of the equipment (§ 303.D.2.c.5.b).*
2. *Architectural design assurances and architectural details for the proposed Starbucks need to be provided (§ 303.D.2.c.7).*
3. *There appear to be 49 proposed parking spaces, including handicap spaces; this exceeds the maximum parking space requirement of 42 spaces (§ 303.D.2.i.6.a). Proof of relief from this requirement by the Board of Supervisors needs to be provided.*
4. *An access and maintenance agreement, in a recordable form acceptable to the Township, needs to be provided for Sheetz Lane (§507).*
5. *The trash truck turning movement provided needs to be revised to have the truck start in the left turn lane on Strickler Road to make the turn into Sheetz Lane.*

ZONING

1. *Street and access drives need to maintain a minimum average illumination level of one-half foot-candles, and off-street parking needs to maintain a minimum average illumination level of two foot-candles (§ 303.D.2.l.4).*
2. *At least one loading space needs to be provided for both Taco Bell and Starbucks (§ 519.G.6).*
3. *An out-arrow pavement marking needs to be provided at the exit of the Starbucks drive-through identifying the direction of travel (§ 534.B).*
4. *The applicant will need to submit an hours of operation and management plan for the proposed used (§ 604.M, 604.N, 608.L.4).*

SUBDIVISION AND LAND DEVELOPMENT

1. *A metes and bounds description of the revised Sheetz Lane access easement needs to be provided (§ 403.4.D). We note that the metes and bounds description has been previously provided as a separate attachment; however, the description needs to be provided on the plan.*
2. *The date, final action, and conditions of approval by the Board of Supervisors on the approved modification requests need to be included on the plan. The modifications need to be listed on the plan as provided in the Board of Supervisors' December 31, 2018 conditional approval letter. (§ 403.4.J).*
3. *All certificates need to be completed prior to recording the plan (§ 403.5, 405.3).*
4. *The applicant needs to submit proof of emergency services provider review (§ 403.6.A).*
5. *Evidence of an approved planning module, exemption request, or notice that a planning module is not required needs to be provided (§ 405.4.A).*
6. *Financial security, in the amount of **\$462,796.40**, which includes the required ten percent contingency, and a financial security agreement need to be provided (§ 405.4.E, 405.4.F, 501).*
7. *Evidence of approval of water and sewer design, capacity, and financial security needs to be provided (§ 405.4.E, 405.4.G).*
8. *We recommend that the applicant verify there will be no conflict between the light pole and bollard bases and adjacent sanitary sewer laterals and water service lines. Specifically, Fixtures B-2 and D-1 appear to potentially conflict with the adjacent sewer lateral.*

STORMWATER MANAGEMENT

1. *Rain Garden 1 and tributary piping needs to be relocated outside of right-of-way for Esbenshade Road.*
2. *The applicant needs to verify how DA 01A is conveyed to Raingarden 1.*
3. *Easements need to be provided around all stormwater management features (§ 404.4.D).*
4. *Notification of approval of the Erosion and Sedimentation Control Plan by the Lancaster County Conservation District needs to be provided (§ 405).*
5. *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 needs to be provided (§ 501.1.C, 601).*

OTHER BUSINESS:

Mrs. Gibson reported on the projected budget shortfalls the Township may face due to lower Earned Income Tax collections.

There being no further business to come before the Commission, the meeting was adjourned at 7:27 p.m.

Respectfully submitted,
Sara M. Gibson
Township Manager