

The Board of Supervisors met at the Township Office Building for their regular meeting on May 6, 2021, 7:30PM with Lowell Fry & Mark Erb present. The meeting was called to order by the Chairman and followed with the Pledge of Allegiance.

The minutes of the April 15<sup>th</sup> Meeting were distributed. **Mr. Erb made a motion to approve the Minutes as presented; second by Mr. Fry. All voted in favor.**

**CONDITIONAL USE HEARING:****Derek Hanna Conditional Use Application 2021-38****3322 Sunnyside Rd, Manheim****G.D. Keener, LLC**

Consider the conditional use application of Derek Hanna who seeks approval to use property located at 3322 Sunnyside Road, Manheim, Pennsylvania, in Rapho Township for an agricultural support business in the Township's Agricultural Zone. The application is submitted under Section 608.F of the Zoning Ordinance.

Mr. Fry called the hearing to order. He announced that the applicant has requested that the hearing be continued until June 17, 2021. **Mr. Erb made a motion to continue Conditional Use Hearing #2021-38 for Derek Hanna at 3322 Sunnyside Road until June 17, 2021; second by Mr. Fry. All voted in favor.**

**PUBLIC COMMENTS** - None**CHAIRMAN'S COMMENTS** - None**PLANNING****BRIEFING ITEMS:****Redcay Development III, LLC,****1156 Four Star Drive****Modification Requests Revised Preliminary / Final Plan Land Development Plan****RT #20-404****David Miller/Associates, Inc.**

Redcay Industrial Development III, LLC is proposing to construct additional parking areas around the existing warehouse facility located at 1156 Four Star Drive in Rapho Township, Lancaster County. The approximately 30-acre project site is located on the north side of Strickler Road at the intersection with Four Star Drive within the Strickler Road Industrial Park and was formerly known as the Forever 21 warehouse site. There is currently a warehouse building loading dock area and parking facilities existing throughout the site. Stormwater management is provided for the site by regional basins that were previously constructed as part of the original development of the industrial park. NPDES requirements dictate the need for additional stormwater features to be constructed on the property to offset the increase in volume of runoff associated with the increase in impervious area. The volume control will be provided through the use of two injection wells that have been designed to collect the runoff from a portion of the existing roof and infiltrate it back into the groundwater. Approximately 9.4- acres of land will be disturbed as part of the site improvements. Requested Modification 1: Section 305 – Preliminary Plan Application, 2: Section 403.1 – Drafting Standards – Profile Scale Requested3:: Section 602.11.A. – Curbing

**Bill Swiernik** of David Miller Associates reviewed the plan with the Board. Mr. Fry questioned the projected traffic peaks and how they are proposed to occur at times other than normal rush hours. There was some discussion as to whether this will be different during holiday seasons.

**BRIEFING ITEM:**

**Jeff Buckwalter (2982 Buckwalter Road)**

**Application for Subdivision and or Land Development Plan and for consideration of a modification - RT #21-409**

**Diehm and Son**

The property is located at 2910 Buckwalter Road in Rapho Township. The property is 18.51 acres in size. The applicant is seeking to add 15.51 acres of land to an adjoining farm that is owned by Robert and Brenda Buckwalter. The Buckwalter farm is 51.78 ac in size. The resultant combined area of the farm will be 67.29 acres. The applicant is seeking a waiver of 403.1 Drafting Standards, SLDO Section 403.C.4.B and D thru I, Section 403.4N – easement for on-lot sewage replacement easement Lot 1 ( 67.29 Ac.)

**Ted Cromleigh** of Diehm and Son reviewed the plan with the Board. **Mr. Erb made a motion to move the Jeff Buckwalter Subdivision and Land Development Plan Modification Request for property located at 2982 Buckwalter Road from a briefing item to an action item; second by Mr. Fry. All voted in favor. Mr. Erb made a motion to approve the Jeff Buckwalter Subdivision and Land Development Plan Modification Request subject to the applicant addressing the conditions listed in the RETTEW letter dated April 30, 2021 to the satisfaction of the township; second by Mr. Fry. All voted in favor.**

**ACTION ITEM:**

**Mid State-Roofing**

**Cornerstone Lot W-5**

**RT# 20-115**

**David Miller/ Associates, Inc.**

**Extension of Time to Review**

**Consideration of applicant's request for an extension of time to address the review comments until June 30, 2021.** Specifically the extension is requested to allow the applicant time to process the NPDES permit application for the project with PA DEP. **Mr. Erb made a motion to approve the request for a time extension for Mid State Roofing, Cornerstone Lot W-5 RT# 20-115 until June 30, 2021; second by Mr. Fry. All voted in favor.**

**ACTION ITEM:**

**Consideration of Approval of Modification from Major to Minor Stormwater Management Plan for Lot #9 130 Autumn Leaf Lane.**

Barry Hershey, Inc, is the owner of 130 Autumn Leaf Lane, identified as Lot 9 in the Autumn Leaf Estates Development. The homes in Autumn Leaf Estates are served by a private street and a private sewage treatment plant. There is an existing detention basin that was designed to provide rate control for the entire development. Lot 9 is ±1.325 acres in size. The owner is proposing to construct a single-family dwelling on the lot, which will have an on-lot well and will connect to the sewage plant. Because there is an existing rate control basin for the development that already accounted for this lot, applicant is requesting that the Board of Supervisors grant a waiver of Ordinance 2016-2 Section B.(4) to allow the plan to be processed as a Minor Stormwater Plan on the basis that volume control and an approved E&S Plan will be provided. **Mr. Erb made a motion to approve the Modification to move Lot #9, 130 Autumn Leaf Lane from a Major Stormwater Management Plan to a Minor Stormwater Management Plan; second by Mr. Fry. All voted in favor.**

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

**OLD BUSINESS - None**

**NEW BUSINESS**

**Mr. Erb made a motion to approve the request from Manheim Borough for Mastersonville Fire Police to provide security, traffic and crowd control for the Manheim VFW Post #5956 Memorial Day Parade on Monday, May 31, 2021; second by Mr. Fry. All voted in favor.**

**Mr. Erb made a motion to approve Resolution 2021-6 amending the Rapho Township Community Park Rules and Regulations adopted pursuant to Ordinance 2020-2; second by Mr. Fry. All voted in favor.**

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

**CORRESPONDENCE**

*PA Turnpike Commission – Annual reminder of encroachments/incursions onto commission property*  
*LCCD – Inspection of earth moving activities – Lester Martin – 2434 N Colebrook Rd*  
*LCCD – NPDES - Completeness Notification Letter – Brook Farms Development – 1156 Four Star Dr*  
*LCCD – Notice of Termination Denial Letter – Mastersonville Fire Company – 2121 Meadow View Rd*  
*LCCD – Notice of Termination Denial Letter – Ivan Fisher – 239 Hossler Rd*  
*LCCD – Approval of Minor Amendment modification – Tom Kile - Elm Tree Phases 4B & 4C Basin*  
*LCCD - Approval of Minor Amendment modification – Tom Kile - Elm Tree Phases 4B & 4C Basin(correction)*  
*LCCD – NPDES Permit Approval – Utility Keystone – 1976 Auction Rd*  
*LCCD – Atlantic Sunrise Pipeline Inspection Report*  
*LCCD – NPDES Permit Expiring – Greg Musser - 1487 Junction Rd*  
*LCCD – NPDES Permit Expiring – QDOS – 1335 Strickler Rd*  
*LCCD – E & S Plan approval – Covanta – 190 Shellyland Rd*  
*LCCD- NPDES Permit Expiring – Matthew Martin – 1282 Lebanon Rd*  
*Milanof-Schock Library – March Report*  
*PA DEP – Notification of Planned Land Development/Chapter 102 Permits – Robert L Brubaker Jr – 2871 N Colebrook Rd*  
*Team Ag – Notification of General NPDES Permit – Keith Frey – 3919 Elizabethtown Rd*  
*LCPC – Plan Review without comments - Zoning Ordinance Amendment – East Hempfield Twp*

Township Manager Randall Wenger reviewed the Local Services Tax and Earned Income Tax revenues received year to date which are ahead of the projected budget at this time.

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

There being no further public business or public comments the meeting adjourned at 8:07PM.

Respectfully Submitted,

Melva J. Kready  
 Recording Secretary