

The Board of Supervisors met at the Township Office Building for their regular meeting on May 7, 2020, 7:30PM with Jere Swarr, Lowell Fry & Mark Erb present. The meeting, which was conducted by phone and via Facebook Live, was called to order by the Chairman and followed with the Pledge of Allegiance.

The minutes of the April 16<sup>th</sup> Meeting were distributed. **Mr. Fry made a motion to approve the Minutes as presented; second by Mr. Erb. All voted in favor.**

**PUBLIC COMMENTS** - None

**CHAIRMAN'S COMMENTS** - Mr. Swarr reported that the Public Works Department is currently gutter cleaning and work on the Oak Tree Road bridge has resumed.

**PLANNING**

**BRIEFING ITEM:**

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

**1580 Strickler Road**

**The Pettit Group, consultant**

The applicants received land development plan approval for a 2,753 square foot Taco Bell and additional commercial building on a 2.043-acre lot on December 20, 2018. Conditional use was granted on March 1, 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. 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.

Township Manager Sara Gibson reviewed the plan with the Board. The Rapho Township Planning Commission moved this plan to an action item and recommended it for approval. She said she is waiting for comments from the Lancaster County Planning Commission and then this plan will come back to the Board for final approval.

**Mr. Fry made a motion to approve the request to reduce the Letter of Credit for the Flyway Excavating Land Development Plan #17-349 located at South Esbenshade Road and Old Harrisburg Pike from \$165,444.00 to \$5,200.00; second by Mr. Erb. All voted in favor.**

**Temporary Zoning Permit – Mazza Vineyards, Inc./Pennsylvania Renaissance Faire** - Mrs. Gibson reported that the Rapho Township Zoning Ordinance Section 902.19 allows for Temporary Zoning Permits in times of local or national emergencies and/or disasters. A request to allow Drive-In events temporarily at the 2775 Lebanon Road property was distributed. **Scott Bowser**, owner of Mazza Vineyards, Inc./Pennsylvania Renaissance Faire, reviewed his request with the Board and explained that he intends for this to be a temporary use until the Renaissance Faire can reopen. Mr. Bowser said this use is not meant to replace the Faire. Mrs. Gibson distributed a list of suggested permit conditions that Mr. Bowser had also reviewed and is okay with. Mrs. Gibson said this use would require a Special Events Permit for each event. The temporary zoning permit would be good for 180 days. If Mr. Bowser would like to continue this use after that time period, he would need to apply for a Conditional Use Hearing which would allow public comments. There was some discussion on the proposed time schedule for the movies. Mr. Fry also clarified with Mr. Bowser that the movies will be meant for family entertainment. **Mr. Fry made a motion to approve the Temporary Zoning Permit for Mazza Vineyards, Inc./Pennsylvania Renaissance Faire located at 2775 Lebanon Road with the conditions listed below; second by Mr. Erb. All voted in favor.**

1. The applicant will follow the Operation and Management Plan as submitted, including an end to all activities by 12:00 midnight.
2. The use may continue for up to 180 days from the date of permit issuance. The use may only continue after 180 days if a request for extension is presented to the Township and granted by the Board of Supervisors.
3. The applicant may at any time during the 180-day period submit a formal application for a conditional use for this activity.
3. The applicant will discontinue the use if/when the property's currently permitted use as a Renaissance Faire resumes.
4. No other outdoor event may be held at the property during a permitted Drive-In/Gathering event.
5. The applicant will ensure that the emergency access drive leading from the property to Mountain Road remain clear at all times.
6. A final event schedule will be confirmed with the Zoning Officer once it is determined.
7. A \$50 special event permit fee will be paid prior to the Wednesday of each week during which one or more permitted events will be held.
8. Any proposed change to the activities specifically authorized under this permit must be presented to the Board of Supervisors.
9. Failure to comply with these conditions or any other zoning regulation may result in enforcement action by the Zoning Officer, including termination of this temporarily permitted use.

**Mr. Fry made a motion to acknowledge receipt of a Conditional Use Plan for M5v2/Messick's located at 1475 and 1575 Strickler Road and to forward the plan to the Rapho Township Planning Commission and to also set a hearing date for June 18, 2020; second by Mr. Erb. All voted in favor.**

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

**OLD BUSINESS** - None

**NEW BUSINESS**

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

**CORRESPONDENCE**

*Lancaster County notification re: replacement of Little Chiques #1 bridge*

*Mount Joy Township newsletter*

*LCPC – Receipt of Plan Review – Amendment to Zoning Ordinance re: retaining walls – East Hempfield Twp.*

*Milanof-Shock Library Director's report*

*LCPC – Elm Tree Properties Phase 5B and 5C to be reviewed 5/26/20*

*Northwest EMS – April report*

**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.** Mrs. Gibson did note on the disbursement list that some of the employees were paid a stipend for using their own devices while working from home. She also noted that there has been tracking of all expenses due to COVID-19 in case there may be funds available for reimbursement from FEMA.

Mr. Swarr announced that an executive session will be held following this meeting to discuss a personnel issue.

**RAPHO TOWNSHIP BOARD OF SUPERVISORS' MINUTES**

**MAY 7, 2020**

There being no further public business or public comments the meeting adjourned at 8:04PM.

Respectfully Submitted,

Melva J. Kready  
Recording Secretary