

The Board of Supervisors met at the Township Office Building for their regular meeting on June 4, 2020, 7:30PM with Jere Swarr, Lowell Fry & Mark Erb present. The meeting was called to order by the Chairman and followed with the Pledge of Allegiance. The meeting was open to the public and also conducted by phone and via Facebook Live.

The minutes of the May 17<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.**

### **PUBLIC COMMENTS**

**Don Falkinburg** of 1413 Willow Creek Drive asked the Board via phone what the plan is to open Rapho Community Park. Township Manager Sara Gibson said that the playground area is currently being resealed with plans to reopen next week sometime. The trails have been open throughout the pandemic, and all other areas of the park will be open tomorrow, June 4, 2020.

### **CHAIRMAN'S COMMENTS**

Public Works Director John Haldeman reported that the Oak Tree Road bridge had the deck poured and the approaches will be poured tomorrow. There is a 28 day cure period for the concrete. Tentative plans to open the bridge are for the week after July 4<sup>th</sup> if the guiderail is placed before then.

Mr. Swarr announced that an executive session was held on May 27, 2020 at 6:00PM and another executive session was held on June 2, 2020 at 4:30PM to discuss a personnel issue.

### **PLANNING**

#### **REVIEW ITEM:**

#### **Conceptual Sketch Plan for Beacon of Manheim, LLC #20-392**

#### **3003 Lebanon Road**

#### **Dynamic Engineering, Consultant**

The applicants propose to develop a 5,000 square foot 7-11 convenience store with fueling stations and associated parking on a 2.08-acre section of the lot currently utilized for a park and ride at the intersection of Route 72 and the Turnpike interchange. The applicants propose 57 parking spaces associated with the 7-11, along with fueling canopies and a billboard. The additional 1.86-acre parcel would continue to be used as a park and ride, with a total of 100 parking spaces. The proposed use would be served by on-lot water and sewer. The property is located in the Highway Commercial Zoning District.

**Bob Miller**, Managing Member of Beacon, and **Jim Henry** the Sketch Plan Engineer, reviewed the Conceptual Sketch Plan for Beacon of Manheim, LLC with property at 3003 Lebanon Road with the Board. There was some discussion on the number of truck parking spaces. The Rapho Township Planning Commission suggested adding a few more than what is on the proposed plan, but the Board felt that would create an area for trucks to park overnight. The intersection with the traffic light at the Turnpike entrance was also discussed, along with the proposed new entrances. The Board has a concern about trucks travelling south on Route 72 and crossing lanes of traffic to turn into a newly constructed entrance rather than entering the site at the traffic signal. Mr. Henry said his clients will be meeting with PennDot in a couple of weeks since Route 72 is a state road. The Board feels this is a good use for the lot but also feels there are some issues that need addressed in the proposed plan.

**BRIEFING ITEM:**

**Final Subdivision Plan for Elm Tree Phases 5B and 5C #20-393**

**936 Strickler Road**

**David Miller/Associates, consultant**

The applicants propose to construct 43 single-family homes on 14.218 acres of land adjacent to Rapho Park. The completed development will have two public road access points along the west side of Strickler Road. The property is currently improved with public infrastructure associated with Elm Tree Phase 5A, as well as a farmhouse, barns, and related structures. Several modifications are requested, relating to off-street parking and maximum build-to lines. The property is located in the R-2 Mixed Residential Zoning District and is part of the Village Overlay District.

**Brent Detter** of David Miller Associates reviewed the plan with the Board. He listed the various modifications that will be requested when it comes to the Board as an action item.

**REQUEST FOR WAIVER OF MAJOR LAND DISTURBANCE PLAN:**

**Aaron Stoltzfus Tobacco Barn #20-394**

**3433 Meadow View Road**

**TeamAg, consultant**

The applicant has proposed to construct a 2,880 square foot tobacco barn on a 21.28-acre property. A driveway expansion project and greenhouse project were previously completed as separate projects in 2016. The area of disturbance for the tobacco barn totals 5,000 square feet. Stormwater is proposed to be managed with a seepage bed. The applicant seeks a waiver of the requirements for a Major Land Disturbance plan and requests that the plan be processed as a Minor Land Disturbance plan. The property is located in the Agricultural Zoning District.

**MODIFICATION:**

- A. *Section 404 – Major Land Disturbance*  
*The applicant has requested a modification of the requirement to process the plan as a Major Land Disturbance. In the alternative, the applicant is proposing to process a Minor Land Disturbance Plan. The plan proposes a net increase of 2,880 square feet of impervious area.*

*The cumulative earth disturbance and cumulative impervious areas meet the Minor Land Disturbance Permit criteria. The applicant is seeking the modification because they do not meet the 500-foot separation distance between the project and the nearest downstream property line.*

*We recommend approval of this modification request based upon the justification and alternative provided.*

**CONDITIONS:**

**STORMWATER MANAGEMENT**

- 1. *The applicant needs to account for the additional impervious area (gravel) that has been added to the property following the construction of the greenhouse.*
- 2. *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 (§ 404.2.I).*
- 3. *An Operations and Maintenance Agreement, in recordable form acceptable 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).*
- 4. *Financial security for any unfinished work will need to be provided if the project is not completed and approved by Rapho Township prior to the occupancy of the building (§ 405.3, 602).*

**Randy Hoover** of Team Ag joined the meeting via phone. When he reviewed the stormwater management facilities with the Board, Mr. Fry questioned how the seepage bed is identified after the project is completed in case the facility needs to be inspected in the future. There was some discussion on whether there should be

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some kind of identifying markers indicating where the facility is located. **Mr. Fry made a motion to approve the request for a waiver of a Major Land Disturbance Plan for the Aaron Stoltzfus Tobacco Barn #20-394 located at 3433 Meadow View Road; second by Mr. Erb. All voted in favor.**

**Mr. Fry made a motion to approve the Sewage Isolation Distance Waiver Request for Ron Shepherd at 2736 North Colebrook Road; second by Mr. Erb. All voted in favor.**

**Mr. Fry made a motion to grant the request for a 90-day extension for Mount Joy Investors, LLC Taco Bell Revised Final Land Development Plan #20-390 located at 1580 Strickler Road; second by Mr. Erb. All voted in favor.**

**Mr. Erb made a motion to approve the Zoning Officer's May 2020 Report; second by Mr. Fry. All voted in favor.**

### **OLD BUSINESS**

**2020 Budget** - Mr. Swarr explained that the pandemic has interrupted the money flow primarily due to the decrease in the monthly Earned Income Tax (EIT) revenue. Mr. Fry said there is approximately a 13% to 15% loss in the EIT revenues. The Board wanted to review ways to adjust the budget now rather than to wait until the end of the year. A Budget Revisions 2020 Worksheet dated 4/16/2020 prepared by staff was distributed. Mr. Haldeman said he has decided to pull the Valley Road Reclamation Project for this year. The project had been estimated to cost \$160,000. He also said he has decided to pull the paving at the municipal complex (\$50,000) and the bridge maintenance that was to be completed with Mount Joy Township (\$35,000). He said his department has a lot of maintenance work that will keep them busy without these projects. Mr. Fry explained that beside funding the Emergency Services Operating Funds, the township transfers money from their General Fund into a Fire Fund to hold for capital projects such as new equipment. There was some discussion on putting a hold on transferring money to the Capital accounts for now. The Board feels they can catch up by transferring funds later if the revenues improve.

### **NEW BUSINESS**

The Tax Collector's May 2020 Report was distributed and reviewed. There was some discussion on the extension of the Base Payment Period. Lancaster County Commissioners have voted to extend the Base Payment Period to November 30, 2020 and the Rapho Township Board of Supervisors had passed a resolution to go with what the County approves. The tax collector has not received anything official from the County yet. The Board felt that based on the County resolution and the Township's previous action, the base period will be extended to November 30, 2020. There will be no extension for street light assessments.

**Personnel** - Mr. Swarr announced that the Board has received a Letter of Resignation from Township Manager Sara Gibson effective June 29, 2020 after 11 years of service. Mr. Swarr thanked Mrs. Gibson for her 11 years of service. **Mr. Fry made a motion to accept the Letter of Resignation from Sara Gibson; second by Mr. Erb.** Mr. Fry said he wanted to also thank Mrs. Gibson for her service and her accomplishments to the township. He listed a few of the accomplishments that included the trash program, preparing budgets, taxes, building a park, accommodations for road and bridge projects that all came from her leadership. He wished Mrs. Gibson all the best in her future endeavors. Mr. Swarr commended Mrs. Gibson for her leadership with the Chiques Creek Watershed Alliance. He also noted her skills in applying for and receiving grants for various projects in the township including the grant for the dog park. The Yard Waste Facility was another service that Mrs. Gibson was able to get up and running. Even though the Board wasn't sure there would be interest in it the facility is used much more than ever anticipated. A few other accomplishments listed were the building project for the office, the award that was received for the North

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Colebrook Road project and the Logan and Mummau Park stream restorations. Mr. Haldeman said Mrs. Gibson was serving as township manager during several flood events and he commended the way she completed all the necessary paperwork needed for the various grants and FEMA reimbursements. The latest grant she received for the township was for the storage barn and play equipment at the Rapho Park. Mr. Swarr commended Mrs. Gibson also on her work to implement the MS4 projects that are required. He feels she put Rapho Township out in front of the other municipalities. Mr. Fry said Mrs. Gibson will be missed and Mr. Swarr said her accomplishments will be here long after this Board is gone. **All voted in favor to accept the Letter of Resignation.**

Mrs. Gibson distributed a picture of a proposed sign to hang in the park stating that the park facilities are not sanitized and encouraging residents to wash their hands while visiting the park. The Board suggested that this sign be hung around the playground areas.

### **CORRESPONDENCE**

*LCPC – Discontinuation of distribution to municipalities of mylar copies of recorded plans*

*LCPC – Approved a change to LCPC signature block by requiring only one staff signature*

*LCPC – Recommended approval of rezoning of 1925 Sheaffer Rd from MU to R-2 – Mount Joy Twp*

*LCPC – Advisory Plan Review comments/recommendations – Elm Tree Phases 5B & 5C – Rapho Twp*

*LC Commissioners - correspondence Re: CDBG (Community Development Block Grant)*

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

There being no further public business or public comments the meeting adjourned at 8:52PM.

Respectfully Submitted,

Melva J. Kready  
Recording Secretary