

**RAPHO TOWNSHIP
PLANNING COMMISSION MINUTES
JULY 1, 2019 7:00 p.m.**

The meeting was called to order at the Rapho Township office by Chairman Jay Gainer at 7:00 p.m., followed by the Pledge of Allegiance. In attendance were Dennis Shellenberger, Darwin Nissley, Howard Boyd, Jay Gainer, Carrol Ehrhart, Jim Caldwell, RETTEW, and Sara Gibson.

The minutes of the June 3, 2019 meeting were approved on a motion by Mr. Boyd, seconded by Mr. Shellenberger. All in favor.

ACTION ITEM:

Request for modification #19-375

Sheetz Store #312 Remodel, 1555 East Main Street

David Miller/Associates, consultant

Mr. Bill Swiernik of David Miller/Associates spoke on behalf of the applicants. Mr. Brian Soyka of Sheetz also presented the plan to the Commission. The applicants have requested modifications of Sections 305 and 306 of the Subdivision Ordinance in order to waive the land development process. The applicants propose to update their facilities, including the reconstruction of the existing convenience store, removal of the overhead canopy crosswalks, and replacement of the gas tanks and pumps. Mr. Soyka said they refer to this as a “white block remodel”.

Mr. Swiernik presented an exhibit to explain the applicants’ intentions. He said they will remove the existing canopies over the fuel pumps. They will repair some facilities in the parking lot and adjust the grade slightly to allow a flush condition with the parking area and the sidewalk to eliminate tripping hazards. The bathrooms will be upgraded.

Justifications offered for the waivers include a net impervious increase of +/-1,500 square feet, no change in traffic volume, and use of existing utilities and stormwater facilities. They are generally trying to bring the store up to the standards of other Sheetz stores. They will not be seeking to draw truck traffic. Auto diesel pumps will be offered.

The applicants propose to provide a walkway to the northwest corner of the intersection of Main Street and South Esbenshade Road in coordination with other improvements being installed at the intersection by other projects. They have also agreed to pay a fee to contribute to the improvement of South Esbenshade Road along the frontage of the project site. The property comprises 2.26 acres and is located in the Highway Commercial Zoning District.

Mr. Swiernik said they plan to process a minor stormwater plan to accommodate the additional impervious. Ms. Ehrhart asked for more details on the stormwater planning. Mr. Swiernik said he would be demonstrating that there would be minimal impact on the existing stormwater facilities.

Mr. Boyd asked how long the operation will be closed. Mr. Soyka said they should be able to complete the project in 14-16 weeks.

Mr. Shellenberger asked if it was similar to a recent upgrade in Warwick Township. Mr. Soyka said it would be similar.

Mr. Nissley asked about the interior design of the store. Mr. Soyka presented an exhibit demonstrating the new layout of the store. Mr. Soyka said there would be 30 seats. A soda/beer cave would be added as well.

Mr. Nissley asked whether this is a successful store. Mr. Soyka said that it is, and they hoped to attract more customers with a “restaurant style” building.

Ms. Ehrhart asked about whether the emergency access to the building would change. Mr. Swiernik said it would not, other than relocating the dumpsters.

Ms. Ehrhart felt that with the minimal impact on the stormwater facilities, and no change to the traffic flow, issues that would be required under the land development process were covered.

There was some discussion of pedestrian facilities that will be installed by another project.

Ms. Ehrhart made a motion, seconded by Mr. Nissley, to approve the request for a waiver of land development, contingent upon the conditions of the RETTEW review letter dated June 24, 2019. All in favor. The conditions are listed in abbreviated format as follows:

MODIFICATION:

A. Sections 305 and 306 – Preliminary and Final Plan Processing

The applicant has requested a waiver of the requirement to process a preliminary and final plan and in the alternative, obtain a building permit application with the Township for the reconstruction of the existing building and improvements on the project site.

We recommend approval of this waiver request based upon the justification subject to the following conditions: 1.) The applicant shall provide an improved walkway from the site to the northeast corner of the intersection of East Main Street and Esbshade Road; and, 2.) The applicant shall provide a fee in-lieu-of, in an amount satisfactory to the Township, the reconstruction of the adjoining streets.

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).*

STORMWATER MANAGEMENT

1. *Calculations need to be provided demonstrating that the existing stormwater management facilities are adequate to mitigate the increase in impervious area.*

OTHER BUSINESS:

Mrs. Gibson updated the Commission on the status of the amendment to the Act 537 plan, which was required under a directive by the Pennsylvania Department of Environmental Protection. Comments had been received from three interested parties. The engineers were in the process of responding to the comments, and the County Planning Commission would be reviewing the amendment on July 8. Mrs. Gibson said that the Board of Supervisors would consider the amendment for adoption on July 18.

Mr. Gainer said the County Commissioners would be considering whether to close the bridge across Cloverleaf Road into Mount Joy Township.

Respectfully submitted,
Sara M. Gibson
Township Manager