

The Board of Supervisors met at the Township Office Building for their regular meeting on July 2, 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 was also conducted by phone.

The minutes of the June 18th Meeting were distributed. **Mr. Erb made a motion to approve the Minutes as presented; second by Mr. Fry. All voted in favor.**

PUBLIC COMMENTS

Josh Deering asked the Board if they have considered installing pedestrian crossings where the new Holiday Inn is being built along East Main Street across from the Sheetz. Acting Interim Township Manager Jim Caldwell explained to Mr. Deering the plans for the pedestrian crossings and sidewalks that will be installed connecting Hospice, Holiday Inn, Sheetz and Donegal Square.

CHAIRMAN'S COMMENTS

Mr. Swarr asked Public Works Director John Haldeman what the status is on the Oak Tree Road Bridge. Mr. Haldeman said he is waiting for the guiderail to be installed before the bridge can be opened. The installation of the guiderail has been scheduled for the second week in July.

Mr. Swarr announced that an Executive Session was held prior to the meeting to discuss personnel issues.

PLANNING

BRIEFING ITEM:

Gary and Cheryl Good Land Development Plan #20-395

2127 Kulp Road

Harbor Engineering, Consultant

The applicants propose to subdivide approximately five acres from a 29.2-acre lot for the purpose of constructing a single-family dwelling, driveway, and stormwater management facilities. The applicants justify the larger lot size due to the high nitrate levels and size necessary for planning module approval. The property is comprised of Class IV soils, wetlands, and wooded areas. Several modifications are requested. Both the current lot and the new single-family lot would be served by on-lot water and sewer. The property is located in the Agricultural Zoning District.

BRIEFING ITEM:

M5v2/Messick's

1475 and 1575 Strickler Road

ELA Group, Consultant

The applicants propose a heavy-duty farm equipment sales, rental, and service center on two consolidated tracts. The applicants propose to construct a 3-story building in two phases, with a final building footprint of 358,100 square feet. All site improvements required for Phases 1 and 2 of the building, including all access drives, parking, loading, and stormwater management facilities, would be constructed as part of Phase 1. The property is located in the Industrial Zoning District, and would be served by public water and sewer.

Mr. Fry asked that consideration be given to have the lighting plan lean toward the minimum required rather than the maximum required so that it doesn't affect neighboring properties or cars travelling on Route 283. There was some discussion on the landscaping plan and the placement of the access drives on the property.

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 within the Village Overlay District.

Mr. Fry made a motion to move the Final Subdivision Plan for Elm Tree Phase 5B and 5C #20-393 for the property located at 936 Strickler Road from a briefing item to an action item; second by Mr. Erb. All voted in favor. Mr. Fry made a motion to approve the Final Subdivision Plan for Elm Tree Phase 5B and 5C #20-393 for property located at 936 Strickler Road with the following modifications and conditions; second by Mr. Erb. All voted in favor.

REQUESTED MODIFICATIONS

SUBDIVISION AND LAND DEVELOPMENT

A. Section 602.1.M – Snow Stockpile Easements

The applicant is requesting a waiver to provide snow removal stockpile easements. The applicant has reviewed the necessity of the snow removal stockpile easements with the Township and the Township indicated they do not want the easements provided.

The Planning Commission, at their June 1, 2020 meeting, recommended approval of this modification request based upon the justification provided.

B. Section 404.D.5 – Maximum Parking Spaces

The applicant has requested a modification of the requirement that lots have no more than three off-street parking spaces and, in the alternative, propose four off-street parking spaces on all lots, with the exception of Lot 70, which will have three additional parking spaces. The additional parking spaces on Lot 70 are to allow residents access to a Centralized Cluster Box Mail Unit. The HOA will maintain the Centralized Cluster Box Mail Unit and parking spaces.

The Planning Commission, at their June 1, 2020 meeting, recommended approval of this modification request based upon the alternative and justification provided.

C. Section 404.D.3 – Minimum/Maximum Front Build-To Line

The applicant has requested a modification of the requirement that the minimum/maximum front build-to line be 10 foot/20 foot (previously approved under Section 206.5.3) and, in the alternative, proposes the minimum/maximum front build-to line be 10 foot/25 foot.

The Planning Commission, at their June 1, 2020 meeting, recommended approval of this modification request based upon the alternative and justification provided with the condition that a minimum of 24 feet be maintained from the inside edge of the sidewalk and the outside edge of the garage.

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 (§ 403.4.J).*
2. *All certificates need to be completed prior to recording the plan (§ 405.3).*

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3. *Financial security, in the amount of \$ 663,700.64, which includes the required ten (10) percent contingency, and a financial security agreement need to be provided (§ 405.4.E, 405.4.F, 501).*
4. *A street lighting plan needs to be provided (§ 602.13). In addition, streetlights need to be provided along Strickler Road.*
5. *The Existing Structure Backfilling notes need to include a statement that the contract shall provide testing demonstrating that the soils meet the material and compaction requirements.*
6. *Because the retaining wall is an integral part of this design, the applicant needs to provide site-specific design calculations and appropriate details for the proposed retaining wall.*

STORMWATER MANAGEMENT

1. *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 will need to be provided (§ 501.1.C, 601).*

A request for reduction of financial security in the amount of \$5,065.00 for Matthew and Trisha White Major Land Disturbance plan #17-340 located at 185 Whispering Pine Road was received. No action was taken on this request since there was no new information since the last meeting.

Mr. Fry made a motion to approve the release of financial security in the amount of \$77,649.75 for Pennstro Leasing, LLC #17-347 located at 1840 Auction Road; second by Mr. Erb. All voted in favor.

Mr. Fry made a motion to approve the release of financial security in the amount of \$20,029.00 for Irving L. Fritz #19-374 at the location of 2973 Shumaker Road with the condition that the Zoning Officer issues a Temporary Certificate of Occupancy until grass has been established; second by Mr. Erb. All voted in favor.

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

OLD BUSINESS

Mr. Erb made a motion to approve a Professional Services Agreement with Rettew Associates to act as Interim Manager for Rapho Township and to facilitate the search to hire a new manager; second by Mr. Fry. All voted in favor.

NEW BUSINESS

Format for Board of Supervisors' Meetings - There was some discussion since the Board of Supervisors' meetings are now open to the public if phone in access to the meetings should continue. Mr. Erb said he has received positive feedback concerning the Facebook Live and Phone access to the meetings. Phone access will continue.

Mr. Swarr made a motion to approve the Rapho Community Park Rules and Regulations and to move forward in preparing an Ordinance for these rules and regulations; second by Mr. Erb. All voted in favor.

Mr. Caldwell has received an e-mail from Manheim Borough Manager Jim Fisher asking if the township would consider partnering with the borough allowing them to use the Yard Waste Facility. There was some discussion with Mr. Haldeman regarding the amount of yard waste that is currently brought to the facility

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and how often the yard waste is ground up and hauled away. Mr. Swarr said although he likes the idea of working together with Manheim Borough he would like to learn more about how it will affect the Public Works Department. Mr. Fry agreed with Mr. Swarr and said he feels the increase of traffic into the yard waste facility increases the disruption of the Public Works Department and their ability to move equipment. Mr. Caldwell said he and Mr. Haldeman will continue looking at whether this type of partnership will work for the township.

A letter was received asking for permission to allow the Mastersonville Fire Police to help with traffic at the Old Line Youth Livestock Expo. No approval is needed from the Board of Supervisors when the fire police are working within the township.

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

CORRESPONDENCE

Receipt of Proposed Amendment to Zoning Ordinance for signs in the RCC Zone – East Hempfield Twp

Receipt of Sewer Module – 2127 Kulp Rd – Rapho Twp

Milanof-Schock LIBRARY – May, 2020 Report

LCPC – Receipt of Plan Review – Proposed Rezoning from Rural to Medium Density – Mount Joy Twp

Manheim Historical Society Newsletter

Northwest EMS – Letter of Thanks for generous donation

KCI Engineers – Awareness Letter PA Turnpike

Old Line Youth Livestock Expo – 3-Day Event – Permission for Mastersonville Fire Police to direct traffic

Northwest EMS – Letter of thanks for generous pledge to “Campaign to Save Lives”

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

Mr. Fry made a motion to approve a transfer of \$13,750.00 from the General Fund to the Fire Capital Fund to cover the Mastersonville Building contribution; second by Mr. Erb. All voted in favor. Mr. Fry explained that even though the Board had decided not to contribute to the Capital Fund for each of the fire companies at this time, a commitment had been made previously to contribute this money to the Mastersonville Building project.

There being no further public business or public comments the meeting adjourned at 8:22PM.

Respectfully Submitted,

Melva J. Kready
Recording Secretary