

The Board of Supervisors met at the Township Office Building for their regular meeting on July 3, 2019, 7:30PM with Lowell Fry, Jere Swarr & Duane Martin present. The meeting was called to order by the Chairman and followed with the Pledge of Allegiance.

The minutes of the June 20th Meeting were distributed. Mr. Swarr made a motion to approve the Minutes as presented; second by Mr. Martin. All voted in favor.

PUBLIC COMMENTS - None

CHAIRMAN'S COMMENTS

Mr. Fry reported that 1050 Drager Road was a property where a mobile home was condemned after the August 31, 2018 flood. The property owner turned the property over to the township and the township removed the home and restored the property to a vacant floodplain lot.

PLANNING

FINAL APPROVAL:

Request for Modification #19-375

Sheetz Store #312 Remodel, 1555 East Main Street

David Miller Associates, consultant

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. 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. The applicants propose to provide a walkway to the northwest corner of the intersection of Main Street and Esbenshade Road and to contribute to the improvement of Esbenshade Road along the frontage of the project site. The property comprises 2.26 acres and is located in the Highway Commercial Zoning District.

Bill Swiernik of David Miller Associates and **Brian Soyka** of Sheetz reviewed the plan for reconstructing the Sheetz store. They said the remodeling is designed to improve customer experience. There will be a seating area in the store and the restrooms will be improved and enlarged. Mr. Soyka said the remodel will make this store consistent with the character of the other Sheetz stores. Mr. Fry questioned whether the parking spaces on the plan to the south of the store are in the same location as currently and Mr. Soyka said they are. Mr. Fry commented that this site is not designed for truck traffic. Mr. Soyka said the trucks that come to this site park, go get some food and leave.

Mr. Swarr made a motion to approve the Request for Modification #19-375 for Sheetz Store #312 Remodel at 1555 East Main Street with the following conditions from the Rettew letter dated June 24, 2019; second by Mr. Martin. All voted in favor.

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.

This waiver request is approved based upon the justification subject to the following conditions:

RAPHO TOWNSHIP BOARD OF SUPERVISORS' MINUTES

JULY 3, 2019

1.) *The applicant shall provide an improved walkway from the site to the northeast corner of the intersection of East Main Street and Esbenshade Road*

2.) *The applicant shall provide a fee in-lieu-of, in an amount satisfactory to the Township, the reconstruction of the adjoining streets.*

ADDITIONAL 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.*

Mr. Swarr made a motion to approve the Sewage Isolation Distance Waiver Request for Jennifer Boudier at 1438 Mastersonville Road; second by Mr. Martin. All voted in favor.

Mr. Martin made a motion to approve the Sewage Isolation Distance Waiver Request for Jessica Echegoyen at 1708 Mount Joy Road; second by Mr. Swarr. All voted in favor.

Mr. Martin made a motion to acknowledge the receipt of a request to rezone property at 2990 Mount Joy Road from the Agricultural to the Highway Commercial Zoning District and to forward the request to the Rapho Township and Lancaster County Planning Commissions, setting September 19, 2019 as the date for the hearing; second by Mr. Swarr. All voted in favor.

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

OLD BUSINESS

Township Manager Sara Gibson distributed proposed responses by the staff to the comments they received concerning the proposed amendment to the Act 537 Plan. Mr. Swarr said he feels the responses are very good. Mrs. Gibson said there was some clarification of wording in the Plan. Mr. Fry asked Mrs. Gibson to check again on the zoning of the property to the south of the Hampton Inn which is listed in the Plan as Residential. **Mr. Swarr made a motion to accept the staff comments for final plan consideration at the July 18th meeting; second by Mr. Martin. All voted in favor.**

NEW BUSINESS

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

The Second Quarter Financial Report was distributed and reviewed. Mrs. Gibson said the Sunnyside Road project is not complete and is close to being on budget. South Chiques Road is complete and was also close to being on budget. Pine Tree Drive and Maple Drive paving project went over budget. The paving of the parking lot at the park and the basin on Lefever Road so far are below budget. There were unaccounted for expenses on Johnson Mill Lane. Emergency projects are slightly higher due to the number of trees that came down during storms and the repairs of sink holes. Mrs. Gibson said the Public Works Department has completed a lot of work on their projects already this year.

CORRESPONDENCE

Manheim Library Director's May report

RAPHO TOWNSHIP BOARD OF SUPERVISORS' MINUTES

JULY 3, 2019

Manheim Central Food Pantry – Thank you note for Shred It Event – 563 lbs. of food were collected

Northwest EMS – Thank you for generous donation

LCPC – Recommend approval for Zoning Ordinance Text Amendment to revise max lot coverage – Penn Twp

LCPC – Recommend approval for Zoning Ordinance Amendments – Wireless Facilities – East Hempfield Twp

LCPC – Comments re: Zoning Ordinance Amendments – Beekeeping, Horse Barns for Transportation, Seasonal Farm Labor Housing & Ag Setbacks – East Hempfield Twp

LCPC – Receipt of Plan Review for rezoning of Old Tree Dr from Enterprise(E) to Regional Commerce Center(RCC)- East Hempfield Twp

APPROVAL OF THE DISBURSEMENT LIST - Mr. Martin made a motion to approve the disbursement list and pay the bills and to also approve the transfer of \$150,000 from the General Fund to the Capital Reserve Fund; second by Mr. Swarr. All voted in favor.

Mrs. Gibson announced that the office will be closed July 4th and 5th for the holiday. She will also be on vacation from July 8 - 12.

There being no further public business or public comments the meeting adjourned at 8:33PM.

Respectfully Submitted,

Melva J. Kready
Recording Secretary