

The Board of Supervisors met at the Township Office Building for their regular meeting on August 6, 2020, 7:30PM with Jere Swarr & 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 July 16th Meeting were distributed. **Mr. Erb made a motion to approve the Minutes as presented; second by Mr. Swarr. All voted in favor.**

PUBLIC COMMENTS

Chad Diffenderfer has a property on Lebanon Road across from the Renaissance Faire. He said he had been having some issues with permitting but they have been resolved and things are moving forward.

Rich Lull of 451 Prospect Road told the Board that he has concerns with safety at the intersection of Lebanon Road and Hamaker Road. He said that even though the speed limit is 25mph going both north and south at the intersection, he feels the traffic is mostly going at a faster rate of speed there. Also he said that when he is sitting on Hamaker Road and looks to the north on Lebanon Road, there are evergreen trees and various signs that block his view. He feels that if the signs get moved north a little it would help the sight distance. Interim Township Manager Jim Caldwell said he will reach out to PennDOT and see if the signs can be moved. Mr. Caldwell will also talk to Chief Stauffer to see if he could perform some speed details in that area.

CHAIRMAN'S COMMENTS

Mr. Swarr said the Oak Tree Road bridge has been open approximately 2 weeks. He asked Emergency Management Coordinator if there were any problems in the township due to Hurricane Isaias. She said there were no problems.

PLANNING

BRIEFING ITEM:

Revised 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.

Mark Wenda Attorney for the applicant, **James Henry** Engineer for the applicant and **Bob Miller** Developer reviewed the plan with the revisions made since the Board last saw it. The Park and Ride and the 7-11 convenience store locations were flip-flopped since the original plan. The plan has upgraded the intersection of Lebanon Road and the Turnpike Entrance. There was some discussion on the truck parking and access drives. Mr. Caldwell explained that the next step for this plan will be Zoning Hearing approval, then Planning Commission review before it comes back to the Board of Supervisors for Conditional Use approval.

BRIEFING ITEM:

Sketch Plan for 1540 Strickler Road Land Development #20-398

1540 Strickler Road

Johnston and Associates, Inc.

The applicants propose to build at Kentucky Fried Chicken Drive Through Restaurant and a 45 Unit Motel on 2.03 acres located on the west side of Sheetz Lane between Strickler Road and the Sheetz Convenience Store. The applicants propose 24 parking spaces for the Kentucky Fried Chicken Drive Through and 49 parking spaced for the 45 Unit Motel. The proposed uses would be served by public water and public sewer. The property is located in the Mixed Use Commercial Zoning District.

Mr. Caldwell said the Planning Commission reviewed this plan on Monday evening. He said the primary concern they have is the proposed access off of Sheetz Lane. The Planning Commission recommended access on the west side of the lot shared with the adjoining lot.

RE-AFFIRM FINAL APPROVAL:

Revised Final Subdivision Plan for Hills of Jamesfield Manor #19-385

3646 Meadow View Road

Harbor Engineering, consultant

The applicant, James C. Keener, proposes to revise the Hills of Jamesfield Manor Subdivision Plan by adding 1.16 acres from the property (known as Lot Addition "C" on the plan) and 1.67 acres (known as Meadow View Road-Lot 6 on the plan) to a 7.1-acre adjacent parcel located at 3646 Meadow View Road, owned by Donald T. Lawrence and David C. Lampo. 3646 Meadow View Road contains an existing residence and associated driveway, which is served by on-lot water and sewer facilities. With the two lot add-ons the property would comprise a total of 10 acres. The properties are located in the Agricultural Zoning District. **Mr. Erb made a motion to re-affirm final approval of the Revised Final Subdivision Plan for Hills of Jamesfield Manor #19-385 at 3646 Meadow View Road; second by Mr. Swarr. All voted in favor.**

Mr. Erb made a motion to authorize the Interim Township Manager Jim Caldwell to sign the plans as they are approved; second by Mr. Swarr. All voted in favor.

Mr. Swarr made a motion to approve the request for reduction of financial security in the amount of \$44,071.50 for Donegal Square #13-261 located on Strickler Road; second by Mr. Erb. All voted in favor.

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

OLD BUSINESS

Mr. Swarr made a motion to authorize staff to move forward with preparing and advertising an ordinance concerning rules and regulations for the use of the Rapho Community Park including a \$50 minimum fine for violation of the rules and regulations; second by Mr. Erb. All voted in favor. Mr. Caldwell explained that an ordinance is needed in order for the police to be able to enforce the rules and regulations. Any changes could be adopted by resolution after the ordinance is approved.

NEW BUSINESS

RAPHO TOWNSHIP BOARD OF SUPERVISORS' MINUTES

AUGUST 6, 2020

Non-Uniformed Pension Plan Audit Report - Mr. Calwell explained that there was a finding that there are employees who are eligible to participate in the Pension Plan because they had met the required \$1,000 hours per year but did not know they were eligible. He said this finding will be resolved in the fall when the MMO is adopted.

CARES Act Allocation - Mr. Caldwell reported that Lancaster County is received money from the CARES Act and based on the formula used Rapho Township should receive \$52,843.

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

MANAGER'S REPORT

- Mr. Caldwell reported that the search for a township manager has resulted in 35 resumes so far. August 30th is the deadline for submissions.

- Mr. Caldwell reported that Zoning Officer Dave Eggert is requesting the current Stormwater Ordinance be amended to give the staff more discretion of approving plans without having to go through the Lancaster County Conservation District.

- The staff has concerns about the air quality in the office building. Mr. Caldwell distributed a proposal from Eastern Air Balance Corporation in the amount of \$6,360 to analyze the system and to measure, adjust and re-direct air flows. **Mr. Swarr made a motion to move ahead with the proposal from Eastern Air Balance Corporation; second by Mr. Erb. All voted in favor.**

- Mr. Caldwell has spoken with the township solicitor concerning Mr. Rock's request to discontinue his trash service. This item has been tabled to the next meeting.

- The property at 1032 Drager Road has been sold and Mr. Eggert is mailing an updated Notice of Violation to the new owner.

- Mr. Caldwell and Mr. Eggert have met with Jonathan Slaymaker and Linford Seibel concerning their property in Drytown. He said there was a good discussion and they are working together to get the issues addressed.

Mr. Caldwell requested an Executive Session with the Board to discuss a real estate issue following this meeting.

CORRESPONDENCE

LCPC Plan Review with comments – 2127 Kulp Rd – Rapho Twp

LCPC – Zoning Ordinance Amendments – Signage in RCC Zoning - recommends Approval –East Hempfield Twp

LCPC Plan Review with comments – Messick's – 1472 Strickler Rd – Rapho Twp

LCPC – Proposed Rezoning - 1376 Campus Rd from Rural (R) to Medium Density (R-2)– Mount Joy Twp

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

There being no further public business or public comments the meeting adjourned at 8:25PM.

Respectfully Submitted,

RAPHO TOWNSHIP BOARD OF SUPERVISORS' MINUTES

AUGUST 6, 2020

Melva J. Kready
Recording Secretary