

The Board of Supervisors met at East Fairview Church of the Brethren for their regular meeting on September 21, 2023, 7:30PM with Lowell Fry, Jere Swarr & Mark Erb present. The meeting was called to order by the Chairman and followed with the Pledge of Allegiance.

The minutes of the September 7, 2023 Meeting were distributed. **Mr. Erb made a motion to approve the Minutes as presented; second by Mr. Swarr. All voted in favor.**

### **POLICE REPORT**

Chief Joe Stauffer reported on the statistics for August that included 21 traffic tickets, 9 non-traffic tickets, 11 criminal arrests, 46 warnings, 6552 vehicle miles, 213 incident reports and 21 traffic accidents. The officers have completed mandatory training for 2023 that includes legal updates, tactical communications, criminal investigations and officer wellness. The officers were also recertified in firearms. The Manheim Police Department will be helping with the Manheim Farm Show Parade on October 11, 2023. A tentative budget report was presented to the Manheim Borough Finance Committee. Chief Stauffer said the department has begun the hiring process for 2 officers.

### **FIRE DEPARTMENT REPORT**- Fire Department Mount Joy

**Brett Hamm** of the Fire Department Mount Joy reported on the quarter June 1, 2023 through August 31, 2023. There were 158 alarms with the total time in service at 97 hours and 22 minutes. The average manpower per incident was 9 members per call with the average of 5.8 members per call during the hours of 6AM to 4PM. The response time was averaged at 4 minutes and 48 seconds and the arrival time average was 9 minutes and 56 seconds. There were 34 first due alarms in Rapho Township.

### **PUBLIC COMMENTS** - None

### **CHAIRMAN'S COMMENTS** - None

### **PLANNING**

#### **ACTION ITEM:**

JURA USA Hospitality Center  
1480 Strickler Road  
Final Plan and Modifications RT# 23-443  
David Miller Associates, Inc.

The project area is made up of two properties (1480 Strickler Road and 1475 East Main Street). In October 2022, the project area was rezoned from Mixed Use Commercial (MUC) to Industrial. The purpose of this plan is to obtain approval to join the properties together into 1 lot and land development approval to develop the combined lot with an 82,000 S.F. facility for the applicant to service Jura products including coffee machines. The facility will be accessed from two proposed access points/driveways, one aligned with the existing Messick's driveway along Strickler Road and one connecting to the shared access drive directly east of the property. The shared driveway has been shown on the plans as proposed by the neighbor (N/F Mount Joy Property LLC). Activities within the JURA facility will include an area for service technicians, product and parts storage, display of projects and offices. To allow for the development of the building on the site, the existing

on-site stormwater regional basin will be removed/ modified as specified on the plan to allow for the installation of two stormwater BMP's (MRC Basins) which have been designed to prevent increase in the rate and volume of runoff. The MRC Basins will provide managed release of stormwater as on-site infiltration is not possible per existing soil and geologic conditions. Public sewer and water proposed for the project will be provided by Mount Joy Borough Authority. As part of the development of the site, sidewalks have been proposed along the frontage of Strickler Road and East Main Street. Landscaping has been proposed along McKinley Drive to screen the proposed use from the residential use located to the west. It is the applicant's intention to proceed with construction of the project upon the receipt of all approvals/permits.

The applicant is seeking the following modifications of the Subdivision and Land Development Ordinance: Section 305 Preliminary Plan application, Section 403.1.A. Drafting Standards - Plan Scale, Sections 403.7.D and 408.3 – Traffic Impact Study, Section 602.K Curbing, Section 602.L, Sidewalks and Sections 602.E.1, 602.F, 602.G Roadway Reconstruction, Section 403.7.D and 408.3 – Traffic Impact Study, Section 602.L – Construction of Sidewalks, Section 609.5.A.4. – Location of Street Trees.

The Board discussed the modification requests concerning Sections 602.E.1, 602.F, 602.G Roadway Reconstruction and Section 602.L Sidewalks. The Board agreed to table this decision in order to obtain more information.

**OLD BUSINESS** - None

**NEW BUSINESS**

**Mr. Erb made a motion to approve the purchase of a 2023 Ford F600 4x4 diesel truck from Hondru Ford for \$69,325 and the dump body from Lancaster Truck Bodies for \$61,345, and to approve the purchase of a 2024 Chevrolet Silverado 4WD Crew Cab 159" LTZ from Frederick Fleet for \$74,533 and to authorize township officials to execute the transactions; second by Mr. Swarr. All voted in favor.**

**Mr. Swarr made a motion to approve Resolution 2023-12 the Planning Module for the Ridgewood Manor Mobile Home Park Waste Water Treatment Plant; second by Mr. Erb. All voted in favor.**

**Mr. Swarr made a motion to authorize Mastersonville Special Fire Police to provide security, traffic and crowd control for the Manheim Farm Show Baby Parade on Monday, October 9, 2023, from approximately 5:30PM to 7:00PM; second by Mr. Erb. All voted in favor.**

**Mr. Swarr made a motion to accept the petition to amend the Rapho Township Zoning Ordinance regarding off street parking in the Open Space Design Overlay (OSDO) Zone and walls in the Open Space Design Overlay (OSDO) Zone and to forward to the Lancaster County Planning Commission and the Rapho Township Planning Commission and to schedule the hearing for the regular Board Of Supervisors Meeting on Thursday, November 16, 2023 at 7:30PM; second by Mr. Erb. All voted in favor.**

**Mr. Swarr made a motion to approve the Ground Ambulance Service Provider Agreement with Penn State Health Life Lion, LLC for EMS Coverage for all of Rapho Township beginning January 1, 2024, and to authorize township officials to execute the agreement; second by Mr. Erb. All voted in favor.**

**CORRESPONDENCE**

*Lancaster County Ag Preserve Board – 93.8 acres - 1226 Shelly Rd - Kirby & Joanna Nissly*

*Lancaster County Ag Preserve Board – 60.4 acres - 3919 Elizabethtown Rd – Keith & Janessa Frey*

*LCCD – E & S Plan Approval – 3127 N Colebrook Rd – Nelson Bollinger*

**APPROVAL OF THE DISBURSEMENT LIST** – Mr. Erb made a motion to approve the disbursement list and pay the bills and to approve the transfer of \$83,310.00 from the General Fund to the Fire Capital Fund; second by Mr. Swarr. All voted in favor.

**Mr. Erb made a motion to approve the 2024 MMO for the Rapho Township Non-Uniformed Employee Pension Plan in the amount of \$0.00; second by Mr. Swarr. All voted in favor.**

There being no further public business or public comments the meeting adjourned at 8:02PM.

Respectfully Submitted,

Melva J. Kready  
Recording Secretary