

The Board of Supervisors met at the Township Office Building for their regular meeting on October 6, 2022, 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 15th Meeting were distributed. **Mr. Erb made a motion to approve the Minutes as presented; second by Mr. Swarr. All voted in favor.**

PUBLIC COMMENTS - None

CHAIRMAN'S COMMENTS - None

PLANNING

BRIEFING ITEM:

Jamesfield Manor

Revised Subdivision Plan and Modification RT#22-427

3496 Meadow View Road

Harbor Engineering

Recently, Mr. James Keener had added a 3.03 parcel of land fronting onto Meadow View Road to his farm at 3496 Meadow View Road, via a deed of consolidation and merger (Doc. ID 6655374). The Hills of Jamesfield Manor Subdivision plan was recorded in 2012 (2012-0184-J) and established 7 building lots and the remaining lands, which were 78.6 acres. In 2019, Harbor Engineering prepared a revised subdivision plan for the Hills of Jamesfield Manor in which approximately 1.16 acres were added from the remaining lands parcel to 3646 Meadow View Road. The building lots established by the Hills of Jamesfield Manor were unaffected by that revised plan, however deeds have not been recorded for those lots. Following consultation with Township Staff, it was determined that a revised Subdivision Plan must be filed to document the recent lot addition added by deed of consolidation and merger and to reestablish the Hills of Jamesfield Manor lots. It should be noted that building lots shown on the Revised Subdivision Plan are the same as the originally approved plan. The road and common stormwater infrastructure have been installed. All of the properties and lots involved with this plan are within the Agricultural Zoning District. Sewage Planning for the lots was approved with the original plan. Modifications are being sought for SLDO section 403.1.A Drafting Standards, 403.3.A Existing Contours, and 403.3.C. Existing features within the subject tract.

After some discussion on the amount of financial security being held, the Board decided they would like the township engineer to review the amount to determine if it is still adequate. **Mr. Swarr made a motion to defer action on the Jamesfield Manor Revised Subdivision Plan and Modifications #22-427 located at 3496 Meadow View Road until a future meeting; second by Mr. Erb. All voted in favor.**

BRIEFING ITEM:

Michael G. Miller

Final Plan and Modification RT#22-428

2889 Zink Road

Harbor Engineering

Michael and Sarah Miller are the owners of a farm property consisting of approximately 74 acres. The property is located on the north and south sides of Zink Road and is zoned Agricultural. The farmhouse and associated agricultural buildings are located on the south side of Zink Road. There is also an existing single-

family residence and barn located on the north side of Zink Road, which takes access from an existing offsite driveway. As shown on the Subdivision Plan, there is an existing access easement in place for this shared driveway.

The Millers are proposing to subdivide the exiting dwelling with a 2-acre parcel, as shown on the Subdivision Plan via a flag lot configuration. No improvements are proposed for either the proposed lot or the remaining lands. Modifications are being sought for SLDO section 403.1.A Drafting Standards, 403.3.A Existing Contours, 403.3.C Existing features within the subject tract and Section 602.5.E and 602.7.A – Additional Right-Of-Way Dedication.

Mr. Swarr made a motion to move the Michael Miller Final Plan and Modifications to an action item; second by Mr. Erb. All voted in favor. Mr. Swarr made a motion to grant conditional approval of the Michael Miller Final Plan and Modifications #22-428 located at 2889 Zink Road subject to the applicant addressing the comments in the Rettew letter dated September 28, 2022, to the satisfaction of the township and to authorize the appropriate Township officials to execute the related plans and documents following review by the Township Solicitor and/or Engineer; second by Mr. Erb. All voted in favor.

ACTION ITEMS:

Beacon of Manheim
 3003 Lebanon Road
 Preliminary/Final Plan RT# 20-392
 Dynamic Engineering

Mr. Erb made a motion to acknowledge the Beacon of Manheim’s grant of a time extension for Preliminary/Final Plan #20-392 located at 3003 Lebanon Road until November 15, 2022; second by Mr. Swarr. All voted in favor.

MAA Durga Enterprises
 1540 Strickler Road
 Preliminary/ Final Plan and Modification Request RT#22-422
 Johnston and Associates

Mr. Erb made a motion to acknowledge MAA Durga Enterprise’s grant of a time extension for Preliminary/Final Plan and Modification Request #22-422 at 1540 Strickler Road until December 2, 2022; second by Mr. Swarr. All voted in favor.

Robert L. Brubaker Jr., Swine Operation
 Stormwater Management Plan RT#21-407
 2871 N. Colebrook Road
 Red Barn

Mr. Erb made a motion to release financial security for Robert L. Brubaker Stormwater Management Plan #21-407 at 2871 North Colebrook Road subject to the applicant addressing the comments in the Rettew letter dated September 28, 2022; second by Mr. Swarr. All voted in favor.

Mount Joy Investors, LLC
Taco Bell Revised Final Land Development Plan #20-390
1580 Strickler Road

Mr. Erb made a motion to reduce the Financial Security for Mount Joy Investor/Taco Bell Revised Final Land Development Plan #20-390 at 1580 Strickler Road by \$459,134.34 leaving a balance of \$114,783.59 consistent with the Rettew letter dated September 28, 2022; second by Mr. Swarr. All voted in favor.

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

OLD BUSINESS - None

NEW BUSINESS

Mr. Erb made a motion to approve the updated Amended Grant of Conservation Easement with Mark and Kimberly Metzler and Penn Township for the Metzler MS4 Restoration Project on the Chiques Creek; second by Mr. Swarr. All voted in favor.

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

The Earned Income Tax Collections were reviewed. Currently the revenue from EIT is ahead of budget by approximately \$160,000.

CORRESPONDENCE

LAMS Trash-A-Thon 2022

Milanof-Schock Library – Newsletter – September 2022

Manheim Christian Day School – Letter with inquiries about sewer extension on Rte 72

Lancaster County Controller's Office – Letter concerning fraudulent requests to change banking information

Northwest EMS – Letter of Thank You for generous 3rd quarterly donation.

Manheim Historical Society – October, 2022

Mount Joy Borough Newsletter – Fall 2022-Winter 2023

Notification of repeal of existing zoning ordinance and map, and enactment of new zoning ordinance and map - West Cornwall Twp, Lebanon County

LCCD Notification of E & S Plan Review Approval – 3133 Pinch Rd – Elstonville Sportsman's Association

LCCD Notification of Termination Approval – 1976 Auction Rd – Utility Keystone Trailer Sales Inc.

LCCD Inspection of earthmoving activities – South Side of Route 772 – Keller Tract Fill Site

Mastersonville Fire Company Fund Drive Letter

APPROVAL OF THE DISBURSEMENT LIST AND TRANSFER – Mr. Erb made a motion to approve the disbursement list and pay the bills and to approve a transfer of \$170,000 from the General Fund to the Capital Reserve Fund; second by Mr. Swarr. All voted in favor.

There being no further public business or public comments the meeting adjourned at 7:55PM.

Respectfully Submitted,

Melva J. Kready
Recording Secretary