

The Board of Supervisors met at the Township Office Building for their regular meeting on October 7, 2021, 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 16<sup>th</sup> 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**

#### **ACTION ITEM:**

**KW Cornerstone Lot W-1, LLC Land Development Plan**

**Rapho Township #20-403**

**Lot W-1 Cornerstone Drive, Mount Joy, PA**

**Warehaus**

Lot 1 of the Cornerstone Industrial Park is located at the intersection of Cornerstone Drive and Strickler Road and consists of 21.39 acres. The applicant proposes a 217,000 s.f. warehouse. The applicant is requesting the following Modifications of the Subdivision and Land Development Ordinance. Section 302- Compliance with Zoning Ordinance, Section 403.1A – Plan Scale, Section 602.5.A.1 reconstruction of perimeter streets. Applicant is also requesting the following modification of the Stormwater Management Ordinance, Section 504.4.A.4- Pipe Diameter Outside Public Street Right-of-Way.

**Mr. Erb made a motion to grant conditional approval of the KW Cornerstone Lot W-1, LLC Land Development Plan #20-403 and modifications subject to the applicant addressing the comments in the RETTEW letter dated October 7, 2021 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. Swarr. All voted in favor.**

#### **ACTION ITEM:**

**Redcay Development III, LLC,**

**1156 Four Star Drive**

**Modification Requests Revised Preliminary / Final Plan Land Development Plan**

**Rapho Township File #20-404**

**David Miller/Associates, Inc.**

Redcay Industrial Development III, LLC is proposing to construct additional parking areas around the existing warehouse facility located at 1156 Four Star Drive in Rapho Township, Lancaster County. The approximately 30-acre project site is located on the north side of Strickler Road at the intersection with Four Star Drive within the Strickler Road Industrial Park and was formerly known as the Forever 21 warehouse site. There is currently a warehouse building, loading dock area and parking facilities existing throughout the site. Stormwater management is provided for the site by regional basins that were previously constructed as part of the original development of the industrial park. NPDES requirements dictate the need for additional stormwater features to be constructed on the property to offset the increase in volume of runoff associated with the increase in impervious area. The volume control will be provided through the use of two injection wells that have been designed to collect the runoff from a portion of the existing roof and infiltrate it back into the groundwater. Approximately 9.4- acres of land will be disturbed as part of the site improvements. Requested Modification 1: Section 305 – Preliminary Plan Application, 2: Section 403.1 – Drafting Standards – Profile Scale Requested3:: Section 602.11.A. – Curbing

Mr. Swarr made a motion to grant conditional approval for the Redcay Development III, LLC Land Development Plan #20-404 located at 1156 Four Star Drive and modifications subject to the applicant addressing the comments in the RETTEW letter dated October 7, 2021 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.

Mr. Swarr made a motion to approve the reduction of Financial Security in the amount of \$90,386.10 leaving a balance of \$10,042.90 for PA Property Investors / Promise Farm RT#19-378 with property at 4753 Elizabethtown Road; second by Mr. Erb. All voted in favor.

Mr. Erb made a motion to accept the Zoning Officer's September 2021 Report; second by Mr. Swarr. All voted in favor.

**OLD BUSINESS** - None

**NEW BUSINESS**

Mr. Erb made a motion to award the contract for the Route 230 and Esbenshade Road Traffic Signal Upgrade to C.M. High Incorporated in the amount of \$378,000; second by Mr. Erb. All voted in favor.

Mr. Swarr made a motion to approve the request for the Mastersonville Fire Police to assist with the Elizabethtown College Homecoming Parade on October 16, 2021; second by Mr. Erb. All voted in favor.

The Tax Collector's September 2021 Report was distributed and reviewed.

**CORRESPONDENCE**

*Hourglass Quarterly – Summer 2021 Newsletter*

*Mastersonville Fire Company – Fall 2021 Newsletter*

*LAMS Trash-A-Thon 2021 – Notification*

*Northwest EMS – Zone Breakdown Report January – August, 2021 - YTD*

*LCPC – Letter re: Lancaster County Metropolitan Planning Organization (Lancaster MPO)*

*MAWSA Manager Reports – June, July, August and September, 2021*

*Blue Ridge Cable Announcement – Fiber-to-the-Home (FTTH) rebuild of its cable systems in rural PA.*

*LCCD – NPDES Approval letter – 1055 Strickler Rd – Mid State Roofing*

*LCCD – Complaint of earth moving activities – 3496 Meadow View Rd – Jim Keener*

*PA DOT – Request for traffic study will be performed – intersection of SR 0072 (Lebanon Rd) & SR 4032 (Cider Press/Mountain Rd)*

*Milanof-Schock Library – September, 2021 Newsletter*

*West Hempfield Twp – Letter requesting to Amend their Zoning Ordinance for property on Ivy Dr from R to R-3*

*PA DEP – Technical Review Letter with comments – Major Permit Modifications – 190 Shellyland Rd – Covanta*

*Northwest EMS – Letter of Thank You for generous third quarter donation.*

*Office of the Attorney General – Opioid and Heroin Crisis – Letter*

*PA DOT – Estimated Liquid Fuels for 2022*

*Lancaster Chamber of Commerce – Note of thank you for membership into the organization*

*PSATS Unemployment Compensation Group Trust – invitation to membership for 2022.*

*Manheim Area Chamber of Commerce – Thank you for membership renewal*

*MAWSA – response to capacity reservation request*

**DRAFT RAPHO TOWNSHIP BOARD OF SUPERVISORS' MINUTES** **OCTOBER 7, 2021**  
**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 8:04PM.

Respectfully Submitted,

Melva J. Kready  
Recording Secretary