

The Board of Supervisors met at the Township Office Building for their regular meeting on October 20, 2022, 7:30PM with Lowell Fry & Mark Erb present. The meeting was called to order by the Chairman and followed with the Pledge of Allegiance.

The minutes of the October 6th Work Session and the October 6th Board of Supervisors Meeting were distributed. **Mr. Erb made a motion to approve the Minutes for the October 6th Work Session and the October 6th Board of Supervisors Meeting as presented; second by Mr. Fry. All voted in favor.**

POLICE REPORT

Chief Joe Stauffer reported on the statistics for September which included 33 traffic tickets, 4 non-traffic tickets, 4 criminal arrests, 32 warnings, 4602 vehicle miles, 166 incident reports and 24 traffic accidents. Daniel Imler has been hired by the Manheim Borough Civil Service. Officer Imler was at the top of the hiring consortium list. Chief Stauffer said there were no reported police incidents at the Manheim Farm Show. Upcoming community events include the Manheim Central Home Football Games, Halloween Trick or Treat Night on October 31 from 6-8PM and the Santa Run on December 3 at 8:30AM.

FIRE DEPARTMENT REPORT- Mastersonville Fire Department

Jeff Siegrist reported there were 121 calls for the previous quarter, 41 fire and 80 EMS calls. The average manpower per call was 8.8. There were 8 building fires and 16 accidents. Mr. Siegrist said the Tack, which is a mini pumper, is being used frequently. The new QRS is currently getting outfitted and hopefully will be in service by the end of the year. In 2023 a Tanker Committee will be formed since the lead time is 2 years to get a Tanker. Mr. Fry asked if Mastersonville gets many false alarm calls, but Mr. Siegrist said they do not.

PUBLIC HEARING ON THE REZONING PETITION FOR 1475 MAIN STREET AND 1480 STRICKLER ROAD

Consider an ordinance amending the Zoning Ordinance of Rapho Township, as amended, by amending the zoning map by reclassifying two adjacent parcels located at 1475 East Main Street and 1480 Strickler Road from Mixed use Commercial (MUC) to Industrial (IND).

Mr. Fry called the hearing to order. Township Manager Randall Wenger advertised the hearing October 5 and 12, 2022 in the Lancaster Newspaper. He also posted the properties on September 16, 2022.

Stacy Morgan Brubaker of Brubaker Connaughton Goss & Lucarelli LLC represented the applicant. Also in attendance was the applicant, **Scott Reed** of Jura. Jura is a Swiss manufacturer of coffee machines. They are currently leasing a building on Shellyland Drive and would like to secure some property of their own. They repair and refurbish coffee machines. They also sell new and refurbished ones. Ms. Brubaker said their business has been very successful. If they are able to rezone these properties from Mixed Use Commercial to Industrial, their plan would be to merge the two properties into one. Currently, these properties are surrounded by other Industrial Zoned lands. The Lancaster County Planning Commission and Rapho Township Planning Commission have both recommended approval of this request. There were no public questions or comments. **Mr. Erb made a motion to close the hearing; second by Mr. Fry. All voted in favor.**

Mr. Erb made a motion to approve Ordinance 2022-6 amending the Zoning Ordinance of Rapho Township, as amended, and amending the Zoning Map by reclassifying two adjacent parcels located at 1475 East Main Street and 1480 Strickler Road from Mixed Use Commercial to Industrial Zone; second by Mr. Fry. All voted in favor.

PUBLIC COMMENTS - None

CHAIRMAN'S COMMENTS - None

PLANNING

Michael A. and Erin J. Higgins
 583 Longenecker Road
 Stormwater Management Plan and Waiver Request RT #22-430
 DC Gohn Associates

Mr. Erb made a motion to grant conditional approval of the Michael and Erin Higgins Stormwater Management Plan #22-430 subject to the applicant addressing the comments in the Rettew letter dated October 12, 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. Fry. All voted in favor.

The Nissley Family Irrevocable Trust
 1966 Newport Road, 1988 Newport Road and a vacant parcel on Newport Road.
 Plan Deferral to Penn Township
 Diehm and Sons

Mr. Erb made a motion to approve the Plan Deferral for the Nissley Irrevocable Trust located at 1966 Newport Road, 1988 Newport Road and a vacant parcel on Newport Road and to authorize Township staff to notify the applicant and Penn Township of the deferral approval; second by Mr. Fry. All voted in favor.

ACTION 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 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.

Mr. Erb made a motion to grant conditional approval of the Jamesfield Manor Revised Subdivision Plan and Modifications #22-427 subject to the applicant addressing the comments in the Rettew letter dated October 3, 2022 to the satisfaction of the Township, and to additionally authorize Township staff to release the original Letter of Credit Number D006148 in the amount of \$28,536.00 contingent upon the applicant furnishing financial security and a financial security agreement as outlined in the Rettew letter dated October 18, 2022, 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. Fry. All voted in favor.

OLD BUSINESS

NEW BUSINESS

Mr. Erb made a motion to approve Resolution 2022-15 as required by Act 57 of 2022 regarding property tax penalty waivers; second by Mr. Fry. All voted in favor.

EMS Authority Update – Mr. Wenger reported that he has received 5 calls concerning the Rapho Reporter front page story explaining the possible implementation of an Emergency Services Authority. He said of those 5, 4 are currently in the Penn State Life Lion area. All of those that contacted him would like things to stay as is. Mr. Fry asked Mr. Wenger if the township would vote to form the authority, would there still be an opportunity to opt out at a later date. Mr. Wenger said there are still lots of questions such as what the assessment would be per household, how places of worship and businesses would be assessed and what fee would be charged to Rapho Township for provided services if they decide to opt out of the authority. The answers to these questions will not be known until an authority is formed. Mr. Wenger said that in June or July 2023, there would be a final time for the Board to decide if they want to stay with the authority or leave. Mr. Fry said he feels the Board needs answers to questions before making their final decision.

2023 Budget Update – Mr. Wenger reviewed the budget timeline with the Board. The current draft budget includes a 6.5% increase to the fire company donations and the requested financial support increase to NWEMS to \$49,000. The property tax was instituted in 2012 to cover the cost of emergency services. The current millage rate of 1.5 mils does not fully cover the police, fire and EMS expenses, and has not for many years. In past, and the current years, the shortage has been covered with income generated by the Earned Income Tax. However, with the dramatic increase in the costs of public works project materials, (2023's projects were about \$300K less when priced in 2021) he explained that a quarter mill increase would get the income and expense totals closer to covering the emergency service costs. If there is no increase in millage, the road projects will be cut back substantially. Mr. Fry and Mr. Erb would like to have an extra work session on November 3 at 6:00PM to review the proposed budget and directed Mr. Wenger to advertise the special budget work session.

CORRESPONDENCE

*LCCD Notice of Minor Amendment to NPDES Permit & NOT Approval Letter – Elm Tree Phase 5 & Basin C – Tom Kile
LC Ag Preserve Board – Agricultural Security Area – 1178 White Oak Rd – Joel & Irene Rutt
MAWSA Manager's Report – October, 2022*

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

There being no further public business or public comments the meeting adjourned at 8:18PM.

Respectfully Submitted,

Melva J. Kready
Recording Secretary