

The Board of Supervisors met at East Fairview Church of the Brethren for their regular meeting on November 2, 2023, 7:30PM with Lowell Fry & Jere Swarr present. The meeting was called to order by the Chairman and followed with the Pledge of Allegiance.

The minutes of the October 19, 2023 Work Session and the October 19, 2023 Meeting were distributed. **Mr. Swarr made a motion to approve the minutes of the October 19, 2023 Work Session and the October 19, 2023 Meeting as presented; second by Mr. Fry. All voted in favor.**

### **PUBLIC COMMENTS**

Mr. Swarr reflected back on former supervisor Bob Shellenberger who passed away at age 95 and his dedication to Rapho Township. Mr. Shellenberger served on the Board of Supervisors for 26 years and also worked on the road crew.

**Joseph Bruton** of 1888 Emerald Way and **Janet Booth** of 1880 Emerald Way expressed their concerns about the proposed pickleball courts to be built in Rapho Park. Mr. Bruton presented a petition with 84 names that are opposed to having a pickleball court in the park. Mr. Bruton and Ms. Booth strongly encouraged the Board to not accept the grant for pickleball courts if it is awarded to the township. Ms. Booth expressed her concerns about nuisance, sound, lights, etc, and feels the sound barrier that is proposed would be ineffective. She would like an opportunity for her concerns to be heard before the Board votes on whether or not to accept the grant.

**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 are 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.

**Bill Swiernik** of David Miller Associates reviewed the plan with the Board. There was some discussion on the financial securities that will be posted, especially relating to road improvements. Mr. Fry thanked the applicants for working with the township and addressing the Board's concerns. **Mr. Swarr made a motion to grant conditional approval for the Jura Hospitality Center Final Plan and Modifications #23-443 subject to the applicant addressing the comments in the RETTEW letter revised November 1, 2023 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.**

**Mr. Swarr made a motion to accept the Zoning Officer's October 2023 Report; second by Mr Fry. All voted in favor.**

**OLD BUSINESS** - None

### **NEW BUSINESS**

**2024 Budget** – Mr. Fry wanted to note that there is no tax increase proposed for 2024. He also noted that there are a fair number of expenditures related to the July 5<sup>th</sup> explosion that will be paid out of the Capital Reserve Fund with insurance money. Mr. Swarr noted that the fire companies each have received a 5% increase for 2024. **Mr. Swarr made a motion to approve and advertise the 2024 General Fund, State Fund and Capital Fund budgets and their availability for public inspection and also their scheduled adoption at the December 7, 2023 Board of Supervisors' meeting which starts at 7:30PM; second by Mr. Fry. All voted in favor.**

**Mr. Swarr made a motion to approve the 2024 Rapho Township Public Meeting Schedule for advertisement and to authorize the manager to update the meeting locations based upon repair progress at the Township Office; second by Mr. Fry. All voted in favor.**

**Mr. Swarr made a motion to approve the 2024 Fee Schedule Resolution 2023-13; second by Mr. Fry. All voted in favor.**

**Mr. Swarr made a motion to approve the Highway Occupancy Permit (HOP) Indemnification Agreement with Core 5 and to authorize township officials to execute the agreement and related documents; second by Mr. Fry. All voted in favor.**

Mr. Swarr made a motion to authorize Mastersonville Special Fire Police to provide security, traffic and crowd control for the 2023 Manheim Lions Club Santa 5K Race on Saturday December 2, 2023, from approximately 7:30AM until 10:00AM; second by Mr. Fry. All voted in favor.

Mr. Swarr made a motion to select RETTEW as the consultant to conduct public outreach for the Manheim Central Comprehensive Plan update; second by Mr. Fry. All voted in favor.

Mr. Swarr made a motion to approve Resolution 2023-14 to authorize applying to the Municipal Assistance Program for a grant to cover 50% of the costs of a public outreach consultant for the Manheim Central Comprehensive Plan update; second by Mr. Fry. All voted in favor.

Mr. Swarr made a motion to authorize the enrollment of 1198 Iron Bridge Road, Columbia, a vacant property, with the Lancaster County Redevelopment Authority Vacant Property Reinvestment Board; second by Mr. Fry. All voted in favor.

Mr. Swarr made a motion to approve the purchase of a 2011 International Dump Truck from the Township of Lower Merion for \$15,500 and authorize township officials to execute the necessary documents to complete the transaction; second by Mr. Fry. All voted in favor.

Mr. Swarr made a motion to approve Resolution 2023-15 extending the discount period for the June 2023 Interim Tax Bills; second by Mr. Fry. All voted in favor.

The Tax Collector's October 2023 Report was distributed and reviewed.

The October 2023 Earned Income Tax Collections Report was distributed and reviewed.

### **CORRESPONDENCE**

*LCCD NPDES Permit Application Incompleteness Letter – 1831 Auction Road – KRM Ventures*

*LCCD NPDES Notice of Termination Approval Letter – 2871 North Colebrook Road – Robert L Brubaker, Jr*

*Mount Joy Township Fall 2023/Winter 2024 Newsletter*

*PA DEP – Approval Letter – Exemption - ACT 537 Planning – 55 Maibach Lane – Red Rose Midstream*

*Letter Concerning Proposed 378 Unit Apartment Complex – Chiques Crossing – David & Sandy Christian*

*Manheim Historical Society – November, 2023*

*LCCD – NPDES - Notice of Termination Approval Letter – 980 Strickler Rd – Mid-State Roofing*

*Gibble Kraybill Hess – Request for refund of realty transfer tax paid for property at 314 North Strickler Road Act 13 of 2019*

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

Public Works Director John Haldeman showed the board some proposed shop plans to replace the building destroyed by the explosion. The proposed drawings are for a 75' X 300' building made of cinder block and trusses.

There being no further public business or public comments, the meeting adjourned into an executive session to discuss real estate issues.

Respectfully Submitted,

Melva J. Kready  
Recording Secretary