

The Board of Supervisors met at the Township Office Building for their regular meeting on November 5, 2020, 7:30PM with Jere Swarr, 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 15<sup>th</sup> Meeting were distributed. **Mr. Fry made a motion to approve the Minutes as presented; second by Mr. Erb. All voted in favor.**

**Manager Position** – Interim Manager Jim Caldwell reported that he had received approximately 100 applications. **Following discussion by the Board Mr. Fry made a motion to hire Randall Wenger as the Rapho Township Manager; second by Mr. Erb. All voted in favor.** Mr. Wenger said he is thrilled with the opportunity to be a municipal manager after managing in various roles. Currently he is the Chief Clerk of the Lancaster County Board of Elections where he has served for 9 years. He is looking forward to starting with Rapho Township on November 30, 2020.

### **PUBLIC COMMENTS**

**Justin Rule** of 1749 Iron Bridge Road addressed the Board concerning a dispute with his neighbor. He presented a "Good Neighbor Ordinance" proposal which deals with setbacks for discharging firearms, noise and harassment of neighboring animals and creating a third party mediation to resolve issues between neighbors. Mr. Rule said his children are afraid to go outdoors. He said his neighbor does not like the roosters that he had on his property. Mr. Rule said he has taken the roosters away in the past 2 weeks. The police have been called out to his property 4 times. Mr. Caldwell said this is a civil dispute between neighbors and did not encourage the Board to get involved. He also told Mr. Rule that Lancaster County Mediation Center offers its services to residents of Lancaster County and he encouraged Mr. Rule to contact them. Mr. Caldwell said he appreciates that Mr. Rule made a good faith effort by removing the roosters from his property. Mr. Swarr said this is an agricultural zone and he doesn't want to start getting involved in agricultural and noise disputes. Mr. Fry said it is really hard to enforce a noise ordinance and explained that it doesn't deal with sounds that are annoying but instead goes by decibel levels. Mr. Fry said there are state laws that deal with fire arms and safe shooting practices.

**CHAIRMAN'S COMMENTS** - None

### **PLANNING**

#### **BRIEFING ITEMS:**

**Sketch Plan for 1540 Strickler Road Land Development #20-398**

**1540 Strickler Road**

**Johnston and Associates, Inc.**

The applicants propose to build at Kentucky Fried Chicken Drive Through Restaurant and a 45 Unit Motel on 2.03 acres located on the west side of Sheetz Lane between Strickler Road and the Sheetz Convenience Store. The applicants propose 24 parking spaces for the Kentucky Fried Chicken Drive Through and 49 parking spaces for the 45 Unit Motel. The proposed uses would be served by public water and public sewer. The property is located in the Mixed Use Commercial Zoning District.

**Land Development Plan for Mid-State Roofing #20-401**

**Cornerstone Business Center Lot W-5**

**David Miller/Associates, Inc.**

The applicants, Mid-State Roofing and Coating, Inc., are proposing construction of a 22,000 sq. ft. warehouse/office building on the 3.92 acre lot located along the west side of Strickler Road opposite the Firestone building. The applicant is requesting the following modifications: Preliminary Plan, Plan Scale, Reconstruction of Strickler Road, Internal curbing, Volume (infiltration) requirements and Pipe size. The property is located in the Industrial Zoning District.

**ACTION ITEMS:**

**M5V2, LLC/ Messick's**

**Final Plan #20-396**

1475 & 1575 Strickler Road

Derrick Musser of ELA Group and Jay Gainer of Messick's were available for questions from the Board. There was some discussion on the Condition #1 under Subdivision and Land Development on the Rettew Letter dated November 4, 2020 concerning the request from Fire Department Mount Joy for a hydrant at the rear of the building. Mr. Gainer will set up a conference call with Mr. Caldwell, the fire department and himself to further discuss this concern. There was also some discussion on whether a contribution will be required for road improvements. **Mr. Fry made a motion to approve the M5V2, LLC/Messick's Final Plan #20-396 and modifications located at 1475 & 1575 Strickler Road subject to the applicant addressing Fire Department Mount Joy's hydrant request at the rear of the building and the comments in the November 4, 2020 Rettew Letter to the satisfaction of the Township; second by Mr. Erb. All voted in favor.**

Mr. Caldwell announced that Taco Bell was supposed to be on the agenda for tonight but an extension has been granted and the plan will be on the agenda for the November 19, 2020 meeting.

**T. Michael & Sharon K. Shelly**

**Revised Stormwater Management Plan #20-399**

3088 North Colebrook Road

Dave Christian of David Christian & Associates Inc. reviewed the plan with the Board. The plan was approved in 2003 and recorded and this revision is adjusting the stormwater to accommodate some changes that were made to the recorded plan. **Mr. Fry made a motion to approve the T. Michael & Sharon K. Shelly Revised Stormwater Management Plan #20-399 located at 3088 North Colebrook Road subject to the applicant addressing the comments in the October 20, 2020 Rettew letter to the satisfaction of the Township; second by Mr. Erb. All voted in favor.**

**Rick Stichter**

**Major Stormwater Management Plan #20-400**

1255 Breneman Road

Josh Weaber of Chrisland Engineering was available to answer any questions for the Board. All technical and design issues have been resolved. **Mr. Fry made a motion to approve the Rick Stichter Major Stormwater Management Plan #20-400 located at 1255 Breneman Road subject to the applicant addressing the comments in the October 30, 2020 Rettew letter to the satisfaction of the Township; second by Mr. Erb. All voted in favor.**

**Mr. Fry made a motion to approve the Sewage Isolation Distance Waiver Request for Trey Sites at 2612 Pinch Road; second by Mr. Erb. All voted in favor.**

**Mr. Erb made a motion to approve the request for a Reduction of Financial Security in the amount of \$131,303.75 leaving a balance of \$191,058.92 for Elm Tree Properties, LLC Phase 5A Plan #19-381 located at 936 Strickler Road; second by Mr. Fry. All voted in favor.**

**Mr. Fry made a motion to approve the request for the Release of Financial Security in the amount of \$298,342.00 for Good Country Fruit Preliminary/Final Land Development Plan #18-354 located at 1335 Strickler Road; second by Mr. Erb. All voted in favor.**

**Rapho Business Park Planning Module** - This item has been tabled until the next meeting since Lancaster County Planning Commission was not able to review it yet. Mr. Fry commended Mr. Caldwell on the work he has done for this project. He feels it is highly important and he will help however he can to make it work.

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

**OLD BUSINESS** - None

**NEW BUSINESS**

**Manager's Report -**

- Mr. Caldwell distributed an update to the Board concerning the Act 537 plan. He said the engineers have toured the Mazza Vineyard Wastewater Treatment Plant with Scott Bowser. He said the plant is in good working condition. The proposed plan is for the township to become a customer of Mazza and then the Hampton Inn would become a customer of the township. Agreements would be needed and it is hoped to have them ready by May/June of 2021.
- Mr. Caldwell welcomed Mr. Wenger to the township. Mr. Swarr thanked Mr. Caldwell for the excellent job he did filling in as Interim Manager and appreciates him staying on to assist in the transition to Mr. Wenger.

**2020 Budget** - Mr. Fry reported that the township could save \$35,000 - \$40,000 by switching health insurance coverage from Blue Cross to Highmark. **Mr. Fry made a motion to change the health insurance provider to Highmark; second by Mr. Swarr. Mr. Fry and Mr. Swarr voted in favor. Mr. Erb voted opposed.**

The October 2020 Tax Collector's Report was distributed and reviewed. It was noted that the base period has been extended until November 30, 2020 due to the pandemic.

**CORRESPONDENCE**

*Letter from Gary Greiner & Mimi Agnew – 6581 Elizabethtown Rd - Engineering fees*

*LCPC – Rezoning review with recommended conditions – West Hempfield Twp*

*LCPC – Receipt of Community Plan Review – Rezoning – East Hempfield Twp*

*MAWSA October Manager's Report*

*Wolf Administration recognizes and awards Northwest EMS the “EMS Agency of the Year (Large Volume Division)”*

*Northwest EMS – September Reports*

*Milanof-Schock Library – September Report*

*Manheim Historical Society – Letter requesting financial support for 2021*

*Notice of future Application for General NPDES Permit – Kinsley Properties – Cornerstone Lot W-1 Warehouse*

*Manheim Community Library – November Newsletter*

**RAPHO TOWNSHIP BOARD OF SUPERVISORS' MINUTES**

**NOVEMBER 5, 2020**

*Northwest EMS – Letter of thanks for generous donation*

*LCPC – Receipt of Community Plan Review – Cornerstone Business center Lot W-5 – Rapho Twp*

*Northwest EMS October Reports*

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

Mr. Fry noted that the Earned Income Tax Revenue will come in as budgeted or may even exceed what was budgeted.

There being no further public business or public comments the meeting adjourned at 8:52PM.

Respectfully Submitted,

Melva J. Kready  
Recording Secretary