

# BOARD OF SUPERVISORS MEETING

## August 4, 2016

**CALL TO ORDER**  
**PLEDGE OF ALLEGIANCE**  
**APPROVAL OF THE MINUTES OF JULY 21 MEETING**

**PUBLIC COMMENTS**

**CHAIRMAN'S COMMENTS**

**PLANNING**

**FINAL APPROVAL:**

**Russell N. and Sandra M. MacNair Revised Final Subdivision/Lot Add-On Plan #16-319**  
**Camp Road**

**David Miller/Associates, consultant**

The applicants have purchased properties comprising a total of 7.846 acres, which were subdivided as 3 lots in a plan approved in 2010 and recorded in 2015 by Steven and Marilyn Edris. The applicants wish to recombine the subdivided lots into one lot. Stormwater facilities which had been intended to serve all three lots have been redesigned for a single lot. Zoning Hearing Board approvals relating to the driveway in the floodplain and the flag lot configuration were granted in 2009 and 2010. On-lot sewage planning has already been completed. The property is located in the Rural Zoning District.

**MODIFICATIONS:**

**SUBDIVISION AND LAND DEVELOPMENT ORDINANCE**

**A. Sections 405.2.L and 504 – Inspection Schedule**

*The applicant has requested a waiver of the requirement to provide an inspection schedule on the plan at this time. In the alternative, the applicant is seeking to defer the requirement to provide an inspection schedule until such time as the owner elects to construct a dwelling on the property.*

*The Rapho Township Planning Commission recommended approval of the modification request at their July 11, 2016 meeting based on the justification and alternative provided subject to the applicant providing an inspection schedule, in a format acceptable to the Township, prior to the issuance of any permit authorizing any construction upon the lot.*

**B. Sections 405.4.E, 405.4.F and 501 – Financial Security**

*The applicant has requested a waiver of the requirement to provide financial security and a financial security agreement at this time. In the alternative, the applicant is seeking to defer the requirement to provide financial security and a financial security agreement until such time as the owner elects to construct a dwelling on the property.*

*The Rapho Township Planning Commission recommended approval of the modification request at their July 11, 2016 meeting based on the justification and alternative provided subject to the applicant providing a construction cost opinion, financial security and an improvement guarantee, all in a format acceptable to the Township, prior to the issuance of any permit authorizing any construction upon the lot.*

## **STORM WATER MANAGEMENT ORDINANCE**

### **A. Sections 405.5 and 501.5 – Stream Encroachment Permit**

*The applicant has requested a waiver of the requirement to provide a stream encroachment permit for the driveway stream crossing at this time. In the alternative, the applicant is seeking to defer the requirement to provide a stream encroachment permit for the driveway crossing until such time as the owner elects to construct the driveway and dwelling on the property.*

*The Rapho Township Planning Commission recommended approval of the modification request at their July 11, 2016 meeting based on the justification and alternative provided subject to the applicant providing a stream encroachment permit prior to the issuance of any permit authorizing any construction upon the lot.*

## **CONDITIONS:**

### **SUBDIVISION AND LAND DEVELOPMENT**

- 1. The date, final action and conditions of approval by the Board of Supervisors on any approved modification requests needs to be included on the plan (§ 404.2.I).*

## **MacNair Stormwater Management Agreement**

### **Wilmer L. and Frieda G. Nolt (Hilltop Acres) – Revised Final Plan #16-314 Request for extension to November 2, 2016**

#### **Stormwater Management Agreement**

Roy, Richard, and John High 2147 Wisgarver Road Plan #16-318

#### **Stormwater Management Agreement**

Elm Tree Phase 3B East Plan #14-279

#### **Planning Module Resolution #2016-5**

Richard and Priscilla Roeting, 252 Cider Press Road

#### **Release of financial security in the amount of \$6,167.00**

Robert Brubaker, 2871 North Colebrook Road

#### **Zoning Officer's report**

## **OLD BUSINESS**

#### **Updated personnel manual**

## **NEW BUSINESS**

#### **Resident request to consider petitioning PennDOT for traffic study**

#### **Tax Collector's report**

## **CORRESPONDENCE**

*Lancaster County Planning Commission – public comment period for Long-Range Transportation plan update  
Crispus Attucks Community Center invitation to Founder's Day 9/9/16*

## **APPROVAL OF THE DISBURSEMENT LIST**

#### **Transfer \$200,000.00 from General Fund to Capital Reserve Fund**