

BOARD OF SUPERVISORS MEETING
December 15, 2016

CALL TO ORDER
PLEDGE OF ALLEGIANCE
APPROVAL OF THE MINUTES OF DECEMBER 1 MEETING

POLICE REPORT

PUBLIC COMMENTS

Pete Whipple, Northwest EMS

CHAIRMAN'S COMMENTS

PLANNING

BRIEFING ITEM:

Esbenshade Mills Railcar Expansion Project Preliminary/Final Plan #16-326
220 Eby Chiques Road
KPI Technology, consultant

The applicants propose to construct a railcar expansion, including a new rail spur and 110'x50' material loading building to serve their existing industrial operation. The area of disturbance is 4.76 acres, including accommodation for previous improvements including a weigh station and additional parking that were installed in 2014 without proper stormwater management. Stormwater is proposed to be managed using two 24" culverts on the west property line near the end of the existing railroad spur. A bioretention berm, including a low-flow drainpipe and spillway, is also proposed. No new sewage facilities will be needed. The total lot coverage proposed is 17.9%. The property comprises 17.846 acres and is located in the Agricultural Zoning District.

FINAL APPROVAL:

Rapho Township building Land Development plan #16-325
971 North Colebrook Road, Manheim
Harbor Engineering, consultant

The Township proposes to renovate and construct an addition on the existing Township building. Included in the project will be a revised parking configuration and several BMP's. The Township requests modifications to allow construction in the future Right-of-Way along North Colebrook Road, as well as modifications to clear sight triangle requirements. The property is located in the Agricultural Zoning District.

MODIFICATIONS:

A. *Section 305 – Preliminary Plan Processing*

The applicant has requested a modification of the requirement to process a preliminary plan and, in the alternative, proceed directly to final plan.

We recommend approval of this modification based upon the justification provided with the condition that the applicant satisfy all preliminary and final plan requirements to the satisfaction of the Township.

B. *Section 403.3 – Existing Features*

The applicant has requested a modification of the requirement to depict all existing features upon or within two hundred feet (200') of the subject tract. No alternative is provided.

We recommend approval of this modification based upon the justification provided.

C. *Sections 602.5.C and 602.5.E – Improvements of Existing Streets*

The applicant has requested a modification of the requirement to improve North Colebrook Road, including additional right-of-way.

We recommend approval of this modification based upon the justification provided.

D. *Section 602.10 -- Clear sight triangle (New request this submission)*

The applicant has requested a modification to allow the clear sight triangle for the southern driveway to be reduced on its north side from 100' to 50' and on its south side from 100' to 40'. The applicant has also requested a modification to waive clear sight triangle requirements for the northern driveway, with the justification that it is an exit only driveway.

We recommend approval of this modification based on the justification and alternatives provided.

STORM WATER MANAGEMENT ORDINANCE

A. *Section 506.1.B.3.b – Loading Ratio*

The applicant has requested a modification of the requirement to provide a loading ratio for volume control facilities of no more than 8:1 for the total drainage area to infiltration area. In the alternative, the applicant proposes to extend the total loading ratio to 9.8:1 for the rain garden but will meet the required impervious loading ratio of 5:1.

We recommend approval of this modification request based upon the justification provided.

**CONDITIONS:
ZONING**

1. *Interior parking lot landscaping calculations, including shade trees, need to be provided (§ 520.E.1, 520.E.5).*

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 (§ 403.2.I, 403.4.J).*
2. *The location of the percolation holes, deep probe holes, and replacement area easement needs to be provided. In addition, the replacement sewage absorption area note needs to be included on the plan (§ 403.4.M, 403.4.N, 611.C.2, 611.C.3, 611.C.4.b).*
3. *One hundred foot (100') clear sight triangles need to be provided for the access drives intersecting with North Colebrook Road. In addition, the available and required minimum safe stopping site distances need to be provided for the western access drive intersecting with North Colebrook Road (§ 403.4.O, 602.10).*
4. *The Storm Drainage Plan Certificate on the cover sheet needs to reference the Rapho Township Storm Water Management Ordinance. All certificates need to be completed prior to recording the plan (§ 403.5, 405.3).*
5. *Evidence of review by emergency service providers needs to be provided (§ 403.6.A).*
6. *A landscape plan, signed and sealed by a landscape architect, needs to be provided (§ 405.2.K).*
7. *Evidence of an approved planning module, exemption request, or notice that a planning module is not required needs to be provided (§ 405.4.A).*

STORM WATER MANAGEMENT

1. *Evidence of approval of the Erosion and Sedimentation Control Plan and approval of the modification to the NPDES Permit by the Lancaster County Conservation District needs to be provided (§ 405.1).*
2. *It appears that infiltration test pits and probes were performed, as identified on Sheet 2. The results need to be incorporated into the BMP designs (§ 501.14).*

3. *An ownership and maintenance program, in recordable form suitable to the Township, that clearly sets forth the ownership and maintenance responsibility of all temporary and permanent storm water management facilities and erosion control facilities needs to be provided (§ 601).*
4. *The depth of the engineered soil in the rain garden detail shows 12 inches (12”), but the engineered soil profile appears to show a layer of topsoil and stone over 18 inches (18”) of sand/soil mix and an additional 6 inches (6”) of sand. Clarification needs to be provided.*
5. *The pervious paving detail needs to list the minimum required surface area in the table.*

Release Financial Security in the amount of \$10,170.00

Roy High Major Land Disturbance Plan #16-318, 2147 Wisgarver Road

Reduce Financial Security in the amount of \$31,349.87 to \$6,500.00

J.E. Buckwalter Major Land Disturbance Plan #15-300, South Colebrook/Mill Roads

Request for well isolation distance waiver

Chester Greiner, 2940 Mount Hope Home Road

OLD BUSINESS

Trash update

Adopt 2017 policies and procedures

Adopt 2017 Budget

General and State Funds

Acknowledge Capital Fund budget

Acknowledge Capital Projects Plan 2017-2021

NEW BUSINESS

Earned Income and Real Estate Tax Levy and Street Light Assessment Resolution #2016-8

GASB fund balance policy

Commit funds from fund balance for future capital transportation improvements

Supplemental budget appropriations for 2016

Line item #492.301 Transfer to Capital Reserve Fund

Increase by \$200,000 to \$764,902

Appoint Sara Gibson as municipal representative and James Fisher as alternate representative to the Lancaster County Tax Collection Bureau Executive Committee

Review draft 2017 fee schedule

CORRESPONDENCE

Pennsylvania Department of Transportation – results of traffic study Cider Press/Pinch Roads

District Attorney of Lancaster County re: Pennsylvania Sunshine Act

APPROVAL OF THE DISBURSEMENT LIST

Transfer \$200,000 from General to Capital Fund