

**BOARD OF SUPERVISORS MEETING
JANUARY 19, 2016**

CALL TO ORDER

PLEDGE OF ALLEGIANCE

**APPROVAL OF THE MINUTES OF JANUARY 3 REORGANIZATION AND
REGULAR MEETINGS**

POLICE REPORT

PUBLIC COMMENTS

CHAIRMAN'S COMMENTS

PLANNING

FINAL APPROVAL:

Esbenshade Mills Railcar Expansion Project Preliminary/Final Land Development 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.

MODIFICATIONS:

SUBDIVISION AND LAND DEVELOPMENT

- A. *Sections 602.5.A.1, 602.11, 602.12 – Reconstruction of Existing Streets Including Curb and Sidewalks*
The applicant is requesting a waiver of the requirement to reconstruct Eby Chiques Road to its centerline, and to provide sidewalks and curbing.
- The Planning Commission, at their meeting on January 9, 2017, recommended the Township deny the waiver, but allow the applicant to defer the reconstruction of Eby Chiques Road and the installation of curbing and sidewalks until such times as the Township, at its sole discretion, determines that the improvements are necessary in the area.*
- B. *Section 609.5.A.8 – Street Trees*
The applicant has requested a modification of the requirement to install street trees spaced not less than forty feet (40') nor more than sixty feet (60') apart along the entire length of Eby Chiques Road.
- The Planning Commission, at their meeting on January 9, 2017, recommended approval of this modification based upon the justification provided.*

STORM WATER MANAGEMENT

A. *Section 504.4.d.3 – Minimum Swale Slope*

The applicant has requested a modification of the requirement to provide a minimum longitudinal slope of 2% in all swales. In the alternative, the applicant proposes the swales around the railroad spur to be flat, installed with an underdrain, and lined with an impermeable liner.

The Planning Commission, at their meeting on January 9, 2017, recommended approval of this modification request based upon the justification provided.

B. *Section 504.4.d.5 – Minimum Swale Side Slope*

The applicant has requested a modification of the requirement to provide a maximum side slope of 3:1 in swales in non-residential areas. In the alternative, the applicant proposes the swales around the railroad spur with 2:1 cut slopes to minimize the amount of excavation.

The Planning Commission, at their meeting on January 9, 2017, recommended approval of this modification request based upon the justification provided.

C. *Section 505.3.d.1 – Minimum Pipe Size for Storm Water Facility Outlet (New Request This Submission)*

The applicant has requested a modification of the requirement to provide a minimum pipe size of eighteen inches (18”) for the storm water facility outlet structure. In the alternative, the applicant proposes a small diameter pipe (4”) to control post-development flows in lieu of a large structure in the shallow basin.

The Planning Commission, at their meeting on January 9, 2017, recommended approval of this modification request based upon the justification provided subject to the applicant providing a modified riser/outlet structure to minimize the potential for clogging.

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 (§ 403.2.I, 403.4.J).*
2. *The adjoining landowner along the southern property line needs to be included on the plan (§ 403.2.J).*
3. *An ownership, access and maintenance agreement, in a recordable form acceptable to the Township, needs to be provided for the shared access drive (§ 403.4.D).*
4. *The location of the percolation holes, deep probe holes and replacement area easement for the potential septic replacement system area needs to be provided on the plan. 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).*
5. *Evidence of review by emergency service providers needs to be provided (§ 403.6.A).*
6. *The limits of the vacated right-of-way for Eby Chiques Road needs to be clearly indicated on the plan (§ 405.2.A).*
7. *An inspection schedule needs to be provided on a plan sheet to be recorded (§ 405.2.L, 504).*
8. *All certificates need to be completed prior to recording the plan (§ 405.3).*
9. *Evidence of an approved planning module, exemption request, or notice that a planning module is not required needs to be provided (§ 405.4.A).*
10. *The twenty-four inch (24”) plastic pipe and associated rip-rap needs to be provided in the cost estimate. A revised cost estimate, financial security, and a financial security agreement needs to be provided (§ 405.4.E, 405.4.F, 501).*

STORM WATER MANAGEMENT

1. *The storm water facilities need to be enclosed in easements (§ 404.4.D).*
2. *Evidence of approval of the Erosion and Sedimentation Control Plan and NPDES Permit by the Lancaster County Conservation District needs to be provided (§ 405.1).*
3. *The label for the core trench in the proposed storm water facility appears to point to the clay liner. Construction notes regarding the clay core need to be provided (§ 505.3.12).*
4. *The draft ownership and maintenance program needs to be revised to reference November 10, 2016 under the first paragraph under the background section. In addition, the application needs to revise the draft ownership and maintenance program to specifically identify the ownership and maintenance responsibility of all temporary and permanent storm water management facilities and erosion control facilities (§ 501.1.C, 601).*
5. *The outfall for the 4” perforated drain pipe in the infiltration swale needs to be shown on the plan.*

**Hilltop Acres Land Development Plan #16-314
Request for 90-day extension for Board approval to May 4, 2017**

OLD BUSINESS

Current estimate for Township building improvements
Martin Kimmel and Mike Pentz, Kimmel Bogrette Architects

Trash update

Mastersonville Fire Company presentation

NEW BUSINESS

Disposal of Records Resolution #2017-3

Authorize auctioning of chipper

Tax Collector's 2016 Annual Report

Manager's 2016 report

CORRESPONDENCE

Northwest Emergency Medical Services – December report

Lancaster County Planning Commission – Recommendations for proposed zoning text amendments West Hempfield

Federal Energy Regulatory Commission – Final Environmental Impact statement

Rotary Club of Manheim – request for community input for grant funds

APPROVAL OF THE DISBURSEMENT LIST