

**BOARD OF SUPERVISORS MEETING
MARCH 16, 2017**

**CALL TO ORDER
PLEDGE OF ALLEGIANCE
APPROVAL OF THE MINUTES OF MARCH 2 MEETING**

POLICE REPORT

PUBLIC COMMENTS

CHAIRMAN'S COMMENTS

PLANNING

FINAL APPROVAL:

Elm Tree Properties Phase 4B Final Subdivision plan #16-323

Fieldstone and Willow Creek Drives

Pioneer Management, consultant

The property comprises 5.853 acres of the Elm Tree development in the Village Overlay. The applicants propose to construct 31 single-family detached dwellings and 4 duplexes. This phase will include the connection of Heatherwood to the eastern section of Fieldstone Drive.

Conditions:

SUBDIVISION AND LAND DEVELOPMENT

1. *All certificates need to be completed prior to recording the plan (§ 405.3).*
2. *Financial security, in the amount of **\$453,055.83**, which includes the required ten percent (10%) contingency, and a financial security agreement need to be provided (§ 405.4.E, 405.4.F, 501).*
3. *Evidence of approval of water and sewer design, capacity, and financial security needs to be provided (§ 405.4.E, 405.4.G).*

STORM WATER MANAGEMENT

1. *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).*

Elm Tree Properties Phase 4B Final Subdivision plan #16-323

Request for six month extension for recording to September 16, 2017

FINAL APPROVAL:

Four Seasons at Rapho Major Land Disturbance Plan # 17-327

Elmcrest Boulevard between Alcott and Thoreau Drives

Yingst Engineers and Associates, Inc., Consultant

The applicants propose to disturb a total of approximately .65 acres to renovate existing stormwater facilities installed during the early phases of the Four Seasons development. Regrading of an existing swale between and Thoreau and Alcott Drives is proposed. Two 2'x2' catch basins, along with 10" smooth lined corrugated plastic pipes are also proposed to be installed behind 1651 Emerson Drive. Additional fine grading is proposed between various individual units in the development.

Conditions:

STORM WATER MANAGEMENT

1. *Evidence of approval of the Erosion and Sedimentation Control Plan and NPDES Permit, if applicable, by the Lancaster County Conservation District needs to be provided (§ 405.1, 503).*
2. *Financial security in the amount of \$70,921.40, and a financial security agreement need to be provided (§ 405.3, 602).*
3. *All certificates need to be completed prior to recording the plan (§ 406).*
4. *We recommend the applicant consider regrading the swale to the rear of Units 674 to 698 to direct runoff to the existing inlet between Units 698 and 706 and away from Units 707, 711, 715, 1641, 1645 and 1651. Although the response letter indicates a note was added to S-102, the referenced note does not appear on the plan.*
5. *On Sheet S-103, the proposed 390 contour appears to overlap the southern part of the existing 389 contour. Clarification is needed as to how the proposed 389 contour will tie into the existing 389 contour.*

FINAL APPROVAL:

Barry L. and Dawn M. Geib Major Land Disturbance Plan #17-328

2843 North Chiques Road

G.D. Keener, Consultant

The applicants propose to construct a 50'x80' implement barn and 2,600 square foot driveway along the south side of North Chiques Road. The property is comprised of 43 acres and is located in the Agricultural Zoning District. A 1,320 square foot, 3 foot deep infiltration trench is proposed to manage stormwater from the new impervious area.

Conditions:

STORM WATER MANAGEMENT

1. *All certificates need to be completed prior to recording the plan (§ 406).*

Barry L. and Dawn M. Geib Major Land Disturbance Plan stormwater management agreement

FINAL APPROVAL:

SGM Enterprises Request for Waiver of Land Development #17-331

1831 Auction Road

D.C. Gohn, consultant

The applicants propose to construct a 3,250 square foot accessory paint booth adjacent to the existing blasting and paint booth building. The building is to be constructed over existing impervious areas, and no stormwater or sewage planning is required. The property is located in the Highway Commercial Zoning District.

Modification:

A. *Section 303 – Application and Processing Requirements*

The applicant has requested a waiver of the requirement to process a formal land development plan to allow the construction of a 3,259 sq. ft. paint building on an existing impervious area.

Due to the limited scope and impact of the project, the building site being within the limits of a previously approved land development plan and proposed over existing impervious area, the Planning Commission at their March 6, 2017 meeting recommended approval of this waiver based upon the justification provided.

Interstate Fleets Land Development Plan #15-297

Release Letter of Credit in the amount of \$393,697.07

Matthew Martin Lot Add-On Plan #16-322

Request for 90-day extension for recording to July 3, 2017

Remove AFP Inspectors (formerly Innovated Inspections) from approved 3rd party inspectors list

Acknowledge 90-day extension for Mobilitie conditional use application – schedule new hearing date – recommended June 1

OLD BUSINESS

Update on wash bay and storage addition for Public Works building

Consider authorizing design and bid document preparation

NEW BUSINESS

Road usage agreement and addendum to road opening permit with Transcontinental Gas Pipe Line Company LLC

CORRESPONDENCE

Manheim Library Director's report

Pennsylvania Department of Environmental Protection – Atlantic Sunrise pipeline technical deficiency letter

APPROVAL OF THE DISBURSEMENT LIST

Transfer from General to Fire Capital Fund in the amount of \$71,250.00