

**BOARD OF SUPERVISORS MEETING
APRIL 6, 2017**

**CALL TO ORDER
PLEDGE OF ALLEGIANCE
APPROVAL OF THE MINUTES OF MARCH 16 MEETING**

PUBLIC COMMENTS

CHAIRMAN'S COMMENTS

PLANNING

FINAL APPROVAL:

**The Windsor by Canine Country Club Final Plan #16-316
346 South Erisman Road
Diehm and Sons, consultant**

The applicants propose to construct a 21,175 square foot footprint kennel facility, along with parking and access drives, on a 10-acre tract. The dwelling and kennel currently located on the property would be razed, and an existing canine pool would remain. The kennel would provide pet rooming, daycare, and grooming for a capacity of 276 animals. The applicants received approval from the Zoning Hearing Board on 11/10/15 for a special exception for the operation of a boarding kennel. They were also granted several variances relating to setbacks, parking spaces, and landscaping. The facility would be served by on-lot sewer and water. Stormwater is proposed to be managed by a bio-retention basin under the proposed building/parking lot areas. The property is located in the Agricultural Zoning District.

MODIFICATIONS:

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE

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.

The Township Planning Commission, at their meeting on March 6, 2017, recommended 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.

STORM WATER MANAGEMENT ORDINANCE

A. Section 504.4.a.3 – Minimum Pipe Cover

The applicant has requested a modification of the requirement to provide a minimum of one foot (1') of cover between the stone subgrade and crown of pipe in paved areas. In the alternative, the applicant proposes a Class IV RCP with less than one foot (1') of cover between HW-1 and EW-1 (under Drive A) in order to maintain positive flow.

The Township Planning Commission, at their meeting on March 6, 2017, recommended approval of this modification request based upon the alternative and justification provided.

B. Section 504.4.d.3 – Minimum Swale Slope

The applicant has requested a modification of the requirement to provide a minimum slope of two percent (2%) for all swales. In the alternative, the applicant proposes to maintain a minimum slope of one percent (1%) in the proposed swales.

The Township Planning Commission, at their meeting on March 6, 2017, recommended approval of this modification request based upon the alternative and justification provided.

- C. *Section 501.16.B – Minimum Isolation Distance*
The applicant has requested a modification of the requirement that no storm water facilities shall be placed in, over, or within a distance of one hundred (100) feet to closed depressions. In the alternative, the applicant proposes the basin to be within 96' of field verified closed depression #1 and 37' of mapped closed depression #2. The applicant's geotechnical consultant has provided a letter of support indicating that the existence of closed depression #2 could not be confirmed and therefore they find the location of the proposed basin to be acceptable provided their other recommendations are followed. In addition, an owner acknowledgement regarding geology has been placed on the cover sheet.
The Township Planning Commission, at their meeting on March 6, 2017, recommended approval of this modification request subject to the applicant signing the acknowledgement and with the condition that the Township Solicitor finds the language in the acknowledgement adequate to ensure it indemnifies and defends the Township, its officers and agents from any and all actions resulting from any adverse conditions that may develop as a result of the construction, operation and maintenance of the storm water management facilities.

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. *All certificates need to be completed prior to recording the plan (§ 405.3).*
3. *Financial security, in the amount of \$188,010.00, which includes the required ten percent (10%) contingency, and a financial security agreement need to be provided (§ 405.4.E, 405.4.F, 501).*

STORM WATER MANAGEMENT

1. *The operations and maintenance (O&M) agreement needs to be executed by the applicant, the Township, and Joinder by Mortgagee, if applicable; and, a copy of the executed agreement needs to be provided (§ 601).*

FINAL APPROVAL:

PA Property Investors Major Land Disturbance Plan #17-330

4753 Elizabethtown Road

Harbor Engineering, consultant

The applicants propose to construct a single-family dwelling, garage, driveway, and stormwater management facilities on a 53.8 acre property on the south side of Elizabethtown Road. An existing house and garage, along with some of the existing concrete and gravel paved areas, will be removed as part of the project. A new driveway will be installed. Stormwater will be managed by infiltration beds. The property is located in the Agricultural Zoning District.

MODIFICATIONS:

A. *Section 404.1.A – Plan Scale*

The applicant has requested a modification of the requirement to provide a plan at a scale not to exceed one inch equals fifty feet (1"=50') and, in the alternative, the applicant is proposing to provide a plan scale of one inch equals ninety feet (1"=90') for the existing features plan sheet.

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

B. *Section 404.3.B.3 – Existing Features*

The applicant has requested a modification of the requirement to provide the location and size of existing on-lot sewage systems and wells within two hundred feet (200') of the subject tract. No alternative is provided.

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

C. *Section 507.9 – Geotextile Placement*

The applicant has requested a modification of the requirement to provide non-woven geotextile on the bottom, all sides, and top of the subsurface infiltrations facilities and, in the alternative, the applicant is proposing to provide geotextile on all sides and the top.

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

CONDITIONS:

STORM WATER MANAGEMENT

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 (§ 404.2.1).*
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. *Financial security, in the amount of \$54,778.00, which includes the required ten percent (10%) contingency, and a financial security agreement need to be provided (§ 405.3, 602).*
4. *All certificates need to be completed prior to recording the plan (§ 406).*
5. *The locations of test pits #7 and #8 need to be provided on the plan (§ 501.14, 507.2.a.1).*
6. *It appears that Driveway Infiltration Trench 3 is to accept runoff from the upslope lawn and cultivated lands. The applicant may want to consider including facilities to convey upslope runoff in to the facility before it crosses the driveway. In addition, the trench will need to be protected from any sedimentation that may occur from erosion of the cultivated area.*

PA Property Investors Stormwater management agreement

Non-Planning Waiver for Hilltop Acres Land Development Plan #16-314

Zoning Officer's February report

OLD BUSINESS

Approve revised lease agreement for 2685 Hossler Road with Kerek Musser

Approve road agreement with Transco/Williams Atlantic Sunrise Pipeline

NEW BUSINESS

Request for release of Fire Capital Funds for Fire Department Mount Joy
\$200,000 for Ladder Truck

Acknowledge 2016 auditor's report

Tax Collector's report

Resolution #2017-4 Grant application to Department of Conservation and Natural Resources

CORRESPONDENCE

Richard Frey – comments

Lancaster County Conservation District – Summary of 2016 Activities

Lancaster County Economic Development Company – 2016 annual report

PSATS – Proposed Resolutions, Bylaws Change, and Nominations Report

Lancaster County Planning Commission – Proposed rezoning in East Donegal to be reviewed 4/24

Beth Rinehart – resident concern

Northwest Emergency Medical Services – February report

Lancaster County Planning Commission – recommend approval of West Hempfield zoning text amendment

Lancaster County Planning Commission – Sporting Valley Amish Schoolhouse plan to be reviewed 4/24

APPROVAL OF THE DISBURSEMENT LIST