

**BOARD OF SUPERVISORS MEETING
FEBRUARY 4, 2016**

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

PUBLIC COMMENTS

CHAIRMAN'S COMMENTS

PLANNING

FINAL APPROVAL:

**GFI Transport Preliminary/Final Land Development Plan #15-305
860 Milton Grove Road
David Miller/Associates, consultant**

The applicants propose to construct a new 7,360 square foot office/shop building. The 84-acre farm property currently houses multiple uses, including a single-family dwelling, self-storage units, and a trucking business that hauls agricultural related products. The trucking business was approved as a conditional use in 2005. The conditional use decision was amended in 2015 to accommodate the additional structure on the property and relocate the 5-acre area permitted for the trucking business use. The applicants propose to manage stormwater using swales and a detention basin. The property is located in the Agricultural Zoning District.

Modification:

STORM WATER MANAGEMENT ORDINANCE

A. Section 506 – Volume Control

The applicant has requested a modification of the requirement to meet the post-development storm water runoff volume control over the site. In the alternative, the applicant is proposing several BMP's which will improve the quality of the water leaving the site and provide for a level of infiltration across the site during smaller storm events. This modification request is based on the justification that a detailed geological analysis for the property was completed and indicated that the site is located in an area of Karst topography.

We recommend approval of this modification request based upon the alternative and justification provided, and with the condition that the following are provided: all applicable DEP worksheets regarding the water quality designs; supporting documentation for the BMP loading ratios; and documentation from the professional geologist in support of the proposed design, specifically as it relates to the proposed infiltration loading ratios in a karst area. The BMP loading calculations indicate the proposed ratios will exceed the requirements of Section 506.1.B.3.a by as much as four times. The infiltration and geologic review from Becker Engineering dated October 9, 2015 indicated a moderate risk of aggravating karst type erosion and that infiltration facilities should be designed to decrease the loading ratios as much as possible.

Conditions:

SUBDIVISION AND LAND DEVELOPMENT

I. 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(s) need to be provided. In addition, the replacement sewage absorption area note needs to be included on the plan (§ 403.3.B.3, 403.4.M, 403.4.N, 611.C.2, 611.C.3, 611.C.4.b).*
3. *The landscape plan needs to be signed and sealed by a landscape architect (§ 405.2.K).*
4. *An acknowledgment for the adjoining property owner certificate needs to be provided on the plans. All certificates need to be completed prior to recording the plan (§ 405.3).*
5. *Financial security, in the amount of \$188,943.70, which includes the required ten (10) percent contingency, and a financial security agreement need to be provided (§ 405.4.E, 405.4.F, 501).*

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).*
2. *The operations and maintenance (O&M) agreement needs to be completed. By example and not inclusive, specific inspection requirements that clearly set forth the ownership and maintenance responsibility of all temporary and permanent storm water management facilities and erosion control facilities needs to be provided (§ 601).*
3. *In addition to Storm Water Management Note 7, which was added to the cover sheet, a typical detail or specification needs to be provided for the amended soil installation.*

GFI Transport Stormwater Management Agreement

FINAL APPROVAL:

Galyn Musser Major Land Disturbance Plan #16-310

1577 Auction Road

Harbor Engineering, consultant

The applicant proposes to construct to demolish an existing 22,870 square foot pullet house and replace it with a 28,900 square foot pullet house on an 87.2 acre property located in the Agricultural Zoning District. Stormwater for the site is proposed to be managed by a detention basin, and soil amendments are proposed to improve the quality of the stormwater runoff. Geologic testing indicated that existing soils are not suitable for infiltration. The project received approval from the Zoning Hearing Board for an Agri-Business on January 5, 2016.

Modification:

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, provide a plan scale of one inch equals two hundred feet (1"=200') for the Overall Site Plan sheet.

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

Conditions:

STORM WATER MANAGEMENT

1. *A copy of the Zoning Hearing Board decision needs to be provided (§ 302).*
2. *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).*
3. *The right-of-way and cartway widths of Auction Road and South Erisman Road need to be included on the plans (§ 404.3.B.1).*
4. *The locations of existing wells and septic systems upon and within two hundred (200) feet of the subject tract need to be included on the plan (§ 404.3.B.3, 404.3.C.2).*
5. *The net and gross acreage needs to be provided on the plans (§ 404.4.P).*
6. *Sheet 4 needs to include the finished floor elevation of the proposed poultry house (§ 404.4.Q).*
7. *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).*
8. *Financial security, in the amount of \$20,126.15, which includes the required ten (10) percent contingency, and a financial security agreement need to be provided (§ 405.3, 602).*

9. *Evidence of approval from the Pennsylvania Department of Environmental Protection needs to be provided for all Water Obstruction and Encroachments. The applicant needs to confirm that a General Permit will not be required for the outfall to the stream (§ 405.5, 501.5).*
10. *All certificates need to be completed prior to recording the plan (§ 406).*
11. *Unless a modification is requested and approved by the Township, volume controls need to be provided (§ 506).*
12. *The operations and maintenance (O&M) agreement needs to be reviewed and executed by the Township (§ 601).*
13. *Note 12 on the PCSM plan needs to include the amount of existing impervious cover that is to be removed and the net impervious coverage that will result.*
14. *The amended soil mixture proposes to use a large percentage of onsite soils. Based on the information provided, the existing soils are primarily clay and inhibited infiltration during testing. The amended soil specifications need to be revised.*

Galyn Musser Stormwater Management Agreement

FINAL APPROVAL:

Randall R. and Jodie L. Brubaker Major Land Disturbance Plan #16-311

1681 Hossler Road

Team Ag, consultant

The applicants wish to replace one of five existing poultry barns at this 83.23-acre farm in the Agricultural Zoning District. The proposed barn will be 32,400 square feet, with the area of disturbance totaling .98 acres. Currently runoff from the site flows to an existing agricultural swale which becomes a tributary to Back Run. Back Run is classified as a Trout Stocked Fishery. With accessory structures and driveways, the net increase in impervious coverage is 4,620 square feet. Stormwater from the new structure is proposed to be managed by a stone infiltration trench and vegetated swales.

STORM WATER MANAGEMENT

1. *The locations of existing wells and septic systems upon and within two hundred (200) feet of the subject tract need to be included on the plan (§ 404.3.B.3, 404.3.C.2).*
2. *The net and gross acreage needs to be provided on the plans (§ 404.4.P).*
3. *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).*
4. *A cost estimate, financial security, and a financial security agreement need to be provided (§ 405.3, 602).*
5. *Evidence of approval from the Pennsylvania Department of Environmental Protection needs to be provided for all Water Obstruction and Encroachments. The applicant needs to confirm that a General Permit will not be required for the outfall to the stream (§ 405.5, 501.5).*
6. *All certificates need to be completed prior to recording the plan (§ 406).*
7. *The carbonate geology certificate will need to be included on the plans (§ 501.16.D).*
8. *An ownership and maintenance (O&M) program, in recordable form acceptable 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. If an NPDES permit is required, then annual written reporting of all inspection and maintenance activities needs to be included in the operations and maintenance (O&M) plan (§ 601).*
9. *The type of stone proposed on the surface of the infiltration trench needs to be specified on the detail.*
10. *The infiltration trench is proposed to be placed against the south face of the new poultry barn. It is unclear if the barn will be constructed with a foundation. Typically, infiltration facilities are placed at least 10' away from any building foundation.*
11. *The infiltration trench needs to be equipped with an earthen berm on the downslope side to ensure runoff will not bypass the facility. Additionally, the applicant needs to ensure the width of the infiltration trench is adequate to allow runoff that sheets off the roof to fall on the trench, particularly if the building has an overhang.*

12. *The infiltration trench sequencing on Sheet PC-2 starts at step 7. Clarification is needed.*
13. *The loading ratio to the infiltration trench needs to be provided (§ 506.1.B.3, 507.2.a.2).*
14. *Observation ports need to be provided for the infiltration trench (§ 507.2.b.3, 507.5.A).*

A and M Hardware Land Development Plan #15-284
Reduction of Letter of Credit from \$315,538.98 to \$145,525.00

Kerek Musser Stormwater Plan #15-288
Reduction of Letter of Credit from \$55,046.42 to \$14,761.42

Zoning officer's report

OLD BUSINESS

Township facility improvements – architectural proposal
Martin Kimmel and Jared Murphy, Kimmel and Bogrette

Request for additional sewer EDU's to Mount Joy Borough Authority
Request for 2 water and sewer EDU's for Keller tract subdivision

NEW BUSINESS

Request for use of roads – Mount Joy Road Race June 11, 2016

Township Manager's Year-End report

CORRESPONDENCE

Mastersonville Fire Company annual membership banquet – 2/27 RSVP by 2/12
Senator Ryan Aument breakfast invitation – 2/19 RSVP by 2/12
Fire Department Mount Joy – announcement of officers
Lancaster County Planning Commission – Mount Joy Borough Zoning Ordinance to be considered 3/14
Representative Mindy Fee invitation to EMS Providers Seminar 2/18
Lancaster Farmland Trust 2015 highlights
Lancaster County Drug Enforcement Task Force – annual report and request for funding
PA Auditor General – Liquid Fuels fund audit 2013-2014
Fire Department Mount Joy – invitation to annual banquet 3/19
Northwest Ambulance – December report
Lancaster County SPCA report

APPROVAL OF THE DISBURSEMENT LIST