

BOARD OF SUPERVISORS MEETING
June 2, 2016

CALL TO ORDER
PLEDGE OF ALLEGIANCE
APPROVAL OF THE MINUTES OF MAY 19 MEETING

PUBLIC COMMENTS

CHAIRMAN'S COMMENTS

HEARING FOR APPEAL OF TRASH/RECYCLING COLLECTION PERMIT – PURPLE HEART DISPOSAL

Request for continuance

PLANNING

FINAL APPROVAL:

Major Land Disturbance Plan #16-315
Kerek and Sheryl Musser, 2604 Hossler Road

The property comprises approximately 82.9 acres and currently includes a dwelling and various agricultural buildings, fields, access drives, and concrete areas. The applicants propose to construct a 35,000 square foot agricultural building, a 13,000 square foot garage, a corn storage building, concrete pad, driveways, and a swimming pool. Stormwater planning will account for an additional 3,500 square feet of future impervious area beyond what is shown on the plan. Stormwater is proposed to be managed by an infiltration basin. 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, provide a plan scale of one inch equals sixty feet (1"=60') for the Existing Features/Sensitive Resource Map, and one inch equals two hundred feet (1"=200') for the Overall Existing Conditions Plan sheet.
We recommend approval of this modification request based upon the alternative and justification provided.

CONDITIONS:

ZONING

1. *Additional information needs to be provided for the grain storage use to verify no additional zoning approvals are required (§ 301.B).*

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.I).*
2. *Swales B.4 and B.5 need to be included in a drainage easement (§ 404.4.H.2).*
3. *Evidence of approval of the Erosion and Sedimentation Control Plan and NPDES Permit, or modification of an existing permit, by the Lancaster County Conservation District needs to be provided (§ 405.1).*

4. *Financial security, in the amount of \$104,675.01, which includes the required ten percent (10%) contingency, and a financial security agreement need to be provided (§ 405.3, 602).*
5. *All certificates need to be completed prior to recording the plan (§ 406).*
6. *Storm water runoff shall flow directly into a natural watercourse or into an existing storm sewer system. The applicant is proposing to discharge concentrated runoff from diversion Swale B approximately one hundred feet (100') from the adjoining Lehman property, however, it does not appear to be to an existing watercourse. If it is considered an existing channel, then an easement needs to be provided (§ 501.15.B).*
7. *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 (§ 501.1.C, 601).*
8. *Although Basin 3 is modeled as an infiltration basin, the plans show an underdrain system with an outlet pipe that would result in surface discharge. The basin detail needs to note that the drain valve is to remain closed under normal operating conditions.*

Musser Stormwater Management Agreement

FINAL APPROVAL:

Major Land Disturbance Plan #16-317

Jason and Amy Moyer, 2930 Zink Road

The applicants propose to revise a Stormwater Management Plan previously reviewed for Matthew and Sandra Lundgren. That plan was withdrawn. The Moyers propose to construct a 3,910 square foot dwelling (including attached garage, deck, and porches), along with a 3,956 square foot bituminous driveway. Stormwater is proposed to be managed with a 20'x99' infiltration trench. The property comprises 2.087 acres and is located in the Agricultural Zoning District.

CONDITIONS:

STORM WATER MANAGEMENT

1. *The Township needs to determine if a revised driveway permit needs to be provided.*
2. *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).*
3. *Financial security, in the amount of \$27,890.00, 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 following note needs to be added to a recorded plan sheet: "Temporary and final grading shall, wherever possible, discourage concentrated storm water and allow for sheet flow. Unless otherwise provided for by the approved Plan(s), all runoff shall be in a non-erosive sheet flow condition at all property lines." (§ 501.15.B, 507.11).*
6. *The applicant needs to determine whether or not the site is underlain by carbonate geology. The following carbonate geology certificate needs to be provided on the plans: "I, _____, certify that the proposed detention basin is/is not underlain by carbonate geology." (§ 501.16.D).*
7. *An Operations and Maintenance Agreement, 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 (§ 501.C, 601).*
8. *A note needs to be added to the plans stating that post-construction infiltration testing needs to be performed and the results provided as part of the as-built plan submission (§ 604.5.D.5).*
9. *A downspout detail needs to be provided on the plan.*
10. *A pre-development drainage area map needs to be provided in the report.*

Moyer Stormwater Management Agreement

FINAL APPROVAL:

Major Land Disturbance Plan #16-318

Roy High, Richard High, and John High, 2147 Wisgarver Road

The applicants constructed a 2,992 square foot storage building on their 39.5-acre property with no approval by the Township. The applicants intend to accommodate the increase in impervious surface with the installation of a 65'x10' seepage pit. Roof leaders will convey stormwater from the already constructed building to the proposed seepage pit. The total area of disturbance is 6,393 square feet. 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, provide a plan scale of one inch equals one hundred feet (1"=100') for the Overall Existing Features Plan sheet.

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

B. *Section 507.9 – Geotextile Placement*

The applicant has requested a modification of the requirement to place geotextile on all sides of a seepage pit, including the bottom. In the alternative, the applicant proposes to wrap the sides and top of the seepage pit, but not the bottom.

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.I).*
2. *All adjoining landowners, including those across Wisgarver Road, and all adjoining plan book recording references (if any) need to be included on the plan (§ 404.2.J).*
3. *A wetland presence and absence study needs to be provided (§ 404.3.C.5).*
4. *The Critical Stages of Implementation on Sheet 4 needs to state, "The Township shall be notified at least twenty-four (24) hours prior to the start of construction of the seepage pit." and "All observations shall be requested at least forty-eight (48) hours in advance of the observation time and date." In addition, the General Site Construction notes need to be provided on the plan (§ 404.4.V, 404.4.V.9).*
5. *Evidence of approval of the Erosion and Sedimentation Control Plan by the Lancaster County Conservation District needs to be provided (§ 405.1).*
6. *The cost estimate needs to be revised to include an item for excavation. A revised cost estimate, financial security, and a financial security agreement need to be provided (§ 405.3, 602).*
7. *All certificates need to be completed prior to recording the plan (§ 406).*
8. *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 (§ 501.1.C, 601).*
9. *The non-woven geotextile needs to be placed on the bottom of the proposed seepage pit (§ 507.9).*
10. *A note needs to be added to the plans stating that post-construction infiltration testing needs to be performed and the results provided as part of the as-built plan submission (§ 604.5.D.5).*

High Stormwater Management Agreement

FINAL APPROVAL:

**Wilmer and Frieda Nolt – Hilltop Acres Final Land Development Plan #16-314
347 Rife Run Road**

Diehm and Sons, consultant

The applicants propose to add on a .7-acre tract to their 21-acre property, remove the dwelling on the smaller property, and expand the Hilltop Acres parking lot along with access drive relocations. The 21-acre property currently includes one residential building, the Hilltop Acres Market, a barn, and various out buildings. The applicants received a variance from the Zoning Hearing Board for a “de minimus” addition to the building, including a modification of a condition of a previous decision in 1996. A number of modifications have been requested, relating to, among other provisions, dedication of right-of-way, clear sight triangles, and proximity of the parking area to the public street. Stormwater for the expanded parking lot is proposed to be managed by a subsurface infiltration trench. The property is located in the Agricultural Zoning District.

MODIFICATIONS:

SUBDIVISION AND LAND DEVELOPMENT

A. Section 305.A – 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 Rapho Township Planning Commission recommended approval of this modification at their May 2, 2016 meeting 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 408.4 – Wetland Study

The applicant has requested a modification of the requirement to provide a wetland study. No alternative is provided.

The Rapho Township Planning Commission recommended approval of this modification at their May 2, 2016 meeting with the condition the applicant provide a modified presence/absence wetland study.

C. Section 602.5.E – Dedication of Additional Right-of-Way

The applicant has requested a modification of the requirement to provide additional right-of-way along Rife Run Road. No alternative is provided.

The Rapho Township Planning Commission recommended approval of this modification at their May 2, 2016 meeting based upon the justification provided with the condition that the applicant provide a Roadside Maintenance Easement Agreement, in a recordable form acceptable to the Township, for the future roadwork along the subject tract.

D. Section 602.10.D – Clear Sight Triangle

The applicant has requested a modification of the requirement to provide a one hundred foot (100') clear sight triangle at the western and eastern access drives intersections with Rife Run Road. In the alternative, the applicant is proposing to provide:

- *A clear sight triangle that is seventy-five feet (75') in depth along the centerline of the western access drive and seventy-five feet (75') in length in a westerly direction along Rife Run Road;*
- *A clear sight triangle that is fifty feet (50') in depth along the centerline of the western access drive and fifty feet (50') in length in a easterly direction along Rife Run Road;*
- *A clear sight triangle that is fifty feet (50') in depth along the centerline of the eastern access drive and fifty feet (50') in length in a westerly direction along Rife Run Road; and,*
- *A clear sight triangle that is seventy-five feet (75') in depth along the centerline of the eastern access drive and seventy-five feet (75') in length in an easterly direction along Rife Run Road.*

The Rapho Township Planning Commission recommended approval of this modification at their May 2, 2016 meeting based upon the justification and alternative provided.

- E. *Section 602.10.F – Minimum Radii at Street Intersection*
The applicant has requested a modification of the requirement to provide the minimum required thirty-five foot (35') radii at the intersection of the eastern access drive with Rife Run Road. In the alternative, the applicant is proposing to provide a twenty foot (20') radii at the intersection of the eastern access drive with Rife Run Road.
The Rapho Township Planning Commission recommended approval of this modification at their May 2, 2016 meeting based upon the alternative provided with the condition that the applicant provide turning movements for both access drive intersections that demonstrate that the largest vehicle anticipated to access the site can enter, maneuver through, and exit the site without encroaching on opposing lanes of traffic on Rife Run Road, and subject to the applicant installing concrete curbing at both access drive intersections with Rife Run Road.
- F. *Section 605.D – Parking Compound Setback*
The applicant has requested a modification of the requirement to have no portion of the parking compound within ten feet (10') of the Rife Run Road right-of-way. In the alternative, the applicant is proposing to provide a seven foot (7') setback for the parking compound from the Rife Run Road right-of-way.
The Rapho Township Planning Commission recommended approval of this modification at their May 2, 2016 meeting based upon the alternative provided.

STORM WATER MANAGEMENT ORDINANCE

- A. *SWMO Section 504.4.a.4 – Minimum Pipe Diameter*
The applicant has requested a modification of the requirement to use a minimum storm sewer pipe diameter of eighteen inches (18"). In the alternative, the applicant is proposing to provide eight-inch (8") diameter storm sewer pipes for the collection of two small onsite drainage areas for conveyance to the infiltration trench. Calculations have been provided to show the eight-inch (8") pipe is capable of conveying the 100-year peak flow.
The Rapho Township Planning Commission recommended approval of this modification at their May 2, 2016 meeting based upon the alternative provided.

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 location of the percolation holes, deep probe holes, and replacement area easement needs to be provided (§ 403.4.M, 403.4.N, 611.C.2, 611.C.3, 611.C.4.b).*
3. *All certificates need to be completed prior to recording the plan (§ 405.3).*
4. *Evidence of an approved planning module, exemption request, or notice that a planning module is not required needs to be provided (§ 405.4.A).*
5. *Financial security, in the amount of \$42,496.41, which includes the required ten percent (10%) contingency, and a financial security agreement need to be provided (§ 405.4.E, 405.4.F, 501).*
6. *The third paragraph on second sheet needs to be revised to state, "The parties to this Roadside Maintenance Easement Agreement intend to be legally bound hereby." In addition, the Roadside Maintenance Easement Agreement needs to be reviewed, approved, and executed by the applicant and the Township. A copy of the recorded agreement needs to be provided.*

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 (§ 501.1.C, 601).*

Nolt Stormwater Agreement

Nolt Roadside Maintenance Agreement

**Release of financial security in the amount of \$45,052.00
Steven L. and Marilyn M. Edris, 2470 Camp Road #09-209**

Zoning Officer's report

OLD BUSINESS

NEW BUSINESS

Tax Collector's report

CORRESPONDENCE

Mount Joy Borough Authority 2016 annual report

APPROVAL OF THE DISBURSEMENT LIST

Sign Keller plan