

BOARD OF SUPERVISORS MEETING
November 17, 2016

CALL TO ORDER
PLEDGE OF ALLEGIANCE
APPROVAL OF THE MINUTES OF NOVEMBER 3 MEETING

POLICE REPORT

PUBLIC COMMENTS

CHAIRMAN'S COMMENTS

PLANNING

BRIEFING ITEM:

QDOS Investments Preliminary/Final Plan #16-324
1335 Strickler Road, Mount Joy
David Miller/Associates, consultant

The applicants propose to construct a 10,292 square foot building for a light industrial use on a 2.028 acre section, which will comprise one lot of the subject property. The plan would join together two adjacent tracts and then split the property into two lots. The property, owned by Four Star Associates, comprises a total 13.302 acres once combined, and is located near the intersection of Strickler Road and McKinley Drive. Stormwater is proposed to be managed by a regional detention basin. The property is located in the Industrial Zoning District.

FINAL APPROVAL:

Matt Martin Poultry Operation Lot Add-On Plan #16-322
1282 Lebanon Road
Red Barn Consulting

The applicant proposes to expand an existing poultry operation, adding two 63'x500' poultry barns, 40'x60' manure storage, gravel driveways, gravel pads, and stormwater management controls. The property currently comprises 44.073 acres. The applicant proposes to add on 4.09 acres from the neighboring property owned by Amos and Rebecca Stoltzfus at 185 Oak Tree Road. The Stoltzfus property would comprise 73.926 acres after the add-on, and the Martin property would comprise 48.163 acres. A new driveway adjoining Lebanon Road would be installed. Stormwater is proposed to be managed using vegetated swales and a bioretention basin. The Zoning Hearing Board approved a special exception for an agri-business at this site at their meeting on September 6. Both properties are located in the Agricultural Zoning District.

Modifications:

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE

- A. *Section 403.1.A – Plan Scale (Request Revised This Submission)*
The applicant has requested a modification of the requirement to provide a lot add-on plan at a scale not to exceed one inch equals fifty feet (1"=50') and, in the alternative, provide a lot add-on plan scale of one inch equals one hundred and fifty feet (1"=150').
We recommend approval of this modification request based upon the alternative and justification provided.

- B. *Section 603.3 – Emergency Access (New Request This Submission)*
The applicant has requested a modification of the requirement to provide at least two (2) separate and distinct means of access and, in the alternative, provide a secondary emergency service access area.
We recommend approval of this modification request based upon the alternative and justification provided.

STORM WATER MANAGEMENT ORDINANCE

- A. *Section 504.4.a.4 – Minimum Pipe Diameter*
The applicant has requested a modification of the requirement to provide a minimum pipe diameter of eighteen (18) inches and, in the alternative, is proposing to provide a minimum pipe diameter of fifteen (15) inches.
We recommend approval of this modification request based upon the alternative and justification provided.
- B. *Section 504.4.d.3 – Minimum Swale Slope (New Request This Submission)*
The applicant has requested a modification of the requirement to provide a minimum swale slope of two (2) percent and, in the alternative, is proposing to provide a minimum swale slope of one-half (0.5) percent.
We recommend approval of this modification request based upon the alternative and justification provided.
- C. *Section 505.3.d.1 – Outlet Structure Pipe Size (New Request This Submission)*
The applicant has requested a modification of the requirement to provide a minimum pipe diameter of eighteen (18) inches for the Bio-Retention Basin outlet structure and, in the alternative, is proposing to provide a minimum pipe diameter of twelve (12) inches for the Bio-Retention Basin outlet structure.
We recommend approval of this modification request based upon the alternative and justification provided.
- D. *Section 505.5.A– Stainless Steel Trash Racks (New Request This Submission)*
The applicant has requested a modification of the requirement to provide stainless steel trash racks and, in the alternative, is proposing to provide galvanized steel trash racks with stainless steel fasteners.
We recommend approval of this modification request based upon the alternative and justification 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 need 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 \$82,717.00, 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. *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).*

BRIEFING ITEM:

Rapho Township building Land Development plan #16-325

971 North Colebrook Road, Manheim

Harbor Engineering, consultant

The Township proposes to renovate and construct an addition on the existing Township building. Included in the project will be a revised parking configuration and several BMP's. The Township additionally requests modifications to allow construction in the future Right-of-Way along North Colebrook Road, as well as modifications to clear sight triangle requirements. The property is located in the Agricultural Zoning District.

Release of financial Security in the amount of \$8,107.80

Jevin Kready Poultry Barns Stormwater Plan #14-273

Release of financial Security in the amount of \$22,009.54

Mount Hope Mennonite Church Land Development Plan #14-281

Release of Financial Security in the amount of \$301,799.10
SGM Enterprises Land Development plan #15-299

Release of Financial Security in the amount of \$85,854.83
Kevin Fahnestock Major Land Disturbance Plan #15-308

Consider request to Manheim Area Water and Sewer Authority to allocate one EDU for water service to Lake View Bible Church, 383 Lake View Drive

OLD BUSINESS

2017 Budget – advertise for adoption 12/15/16

Township facilities planning

NEW BUSINESS

Acknowledge receipt of request for addition to Agricultural Security Area
Merrill and Ruth Borntrager, 880 Newcomer Road, 75.89 acres

Review 2017 calendar

CORRESPONDENCE

District Attorney of Lancaster County – 3rd quarter 2016

Lancaster County Planning Commission -- Rapho Township building LD plan to be reviewed 11/28/16

APPROVAL OF THE DISBURSEMENT LIST