

**DRAFT RAPHO TOWNSHIP BOARD OF SUPERVISORS' MINUTES  
MARCH 17, 2016**

The Board of Supervisors met at the Township Office Building for their regular meeting on March 17, 2016, 7:30PM with Lowell Fry & Duane Martin present. The meeting was called to order by the Chairman and followed with the Pledge of Allegiance.

The Minutes of the March 3<sup>rd</sup> Meeting were distributed. Mr. Martin made a motion to approve the Minutes as presented; second by Mr. Fry. All voted in favor.

**POLICE REPORT**

Chief Joe Stauffer reported on the statistics for February which included 48 traffic tickets, 3 non-traffic tickets, 16 criminal arrests, 125 warnings, 6,748 vehicle miles, 40 incident reports and 21 traffic accidents. He noted that there is a higher number of warnings because a new computer system is being used that track warnings better. Chief Stauffer reported that Elstonville Sportsman Association has given the Manheim Borough Police Department a donation of \$12,000. That donation will be used to purchase new firearms. The police department will be escorting the Manheim Memorial Day parade. Chief Stauffer said there have been a number of different phone frauds being made to residents. He also noted that the clearance rate for February was 84% which is outstanding.

**PUBLIC COMMENTS** - None

**CHAIRMAN'S COMMENTS** - None

**PLANNING**

**BRIEFING ITEM:**

**Skyview Tractors Final Land Development Plan #16-312**

608 Fairview Road

The applicants propose to construct a 12,000 square foot tractor repair shop and associated parking, drives, and storm water management facilities on a 52.145 acre parcel at the intersection of Esbenshade and Fairview Roads. The project was granted several variances, including relief from landscaping, parking, and outdoor storage requirements, by the Zoning Hearing Board on December 3, 2015. The project was granted conditional use approval as an agricultural-related business by the Board of Supervisors on December 17, 2015. The property includes a single-family detached dwelling, several farm buildings, one of which is currently used for the tractor repair shop, and a seasonal roadside stand. The applicants have requested nine waivers, relating to preliminary plan, water and sewer feasibility, and road improvements. Stormwater is proposed to be managed with an infiltration basin and an underground stone infiltration bed. The property is located in the Agricultural Zoning District.

**Alan Love** of Site Design Services LLC presented the Final Land Development Plan for Skyview Tractors to the Board. He has received comments from Jim Caldwell of Rettew Associates and has made the changes on the plan. Mr. Love said that the applicants have a signed agreement with Kline's to empty the oil waste from the current waste storage facility. Mr. Fry was very happy with the improved turning radiuses for large trucks. One of the waivers that will be asked for concerns the concrete monuments. The Subdivision and Land Development Ordinance would require 15 concrete monuments for this project and the applicants would like to only put them at the common property lines and not in fields where farm equipment could hit them. Another waiver request that the applicant would like to ask for concerns the additional right of way dedication. Mr. Love feels the right of way dedication should be deferred until the township feels they need it. Mr. Fry asked how the deferment gets recorded. Mr. Love feels it would be a deed restriction to go with

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the property. He feels that the extra right of way is needed at the intersection but would like a waiver for the right of way dedication along Fairview Road. Jere Swarr joined the meeting at 7:55PM. He is against the dedicated right of way and said he would be upset if it was his property. Mr. Fry asked Township Manager Sara Gibson to include the Public Works Director John Haldeman in the discussions concerning the right of way dedication.

**CONDITIONAL USE HEARING #2016-26 FOR M & R GRAIN, INC AT 1106 NEWCOMER RD**

Mr. Fry called the hearing to order. Mrs. Gibson presented the township exhibits including the property posting and the proof of publication. She also distributed to the Board copies of the conditional use application and the Zoning Hearing Board decision. A stenographic record was taken of the proceedings.

**John Williamson** of Team Ag, Dustin Musser and Jim Musser of M & R Grain, Inc are the applicants. The applicants have requested to construct a new grain bin that is 72' in diameter. It will be located on an existing gravel driveway that is already an impervious surface. There was some discussion on the property and existing lot lines. The applicant said this addition will add approximately 200 more truck trips per year. Mrs. Gibson said the staff recommends that the applicant comply with the Stormwater Ordinance as well as building and zoning permitting regulations. Mr. Swarr emphatically disagrees with requiring stormwater planning for the addition of 450SF of impervious surface. **Mr. Swarr made a motion to close the hearing; second by Mr. Martin. All voted in favor.**

**Mr. Swarr made a motion to approve Conditional Use Hearing #2016-26 for M &R Grain, Inc. at 1106 Newcomer Road, Mount Joy with no conditions. There was no second to the motion. Mr. Martin made a motion to approve Conditional Use Hearing #2016-26 for M & R Grain, Inc. at 1106 Newcomer Road, Mount Joy with the conditions to comply with the Stormwater Ordinance and permitting regulations; second by Mr. Fry. All voted in favor.**

There was discussion on the current stormwater management of this property. Mrs. Gibson said no stormwater is managed on the property but goes to an adjacent property. The neighboring property is also owned by the applicants. Mrs. Gibson's concern is if the farm is ever sold. Mr. Martin said he feels that the way the water currently sheet flows and disperses over a large area is acceptable stormwater management. **Mr. Martin made a motion to grant a stormwater exemption for M & R Grain, Inc. at 1106 Newcomer Road, Mount Joy; second by Mr. Swarr. All voted in favor.**

**PLANNING (continued)**

**Mr. Martin made a motion to grant an extension request for Mastersonville Volunteer Fire Company Final Land Development Plan #15-307 at 2166 Meadow View Road until April 15, 2016; second by Mr. Swarr. All voted in favor.**

**Mr. Martin made a motion to approve the addition of 34.26 acres owned by Edward E. and Debra R. Sumpman, 1654 Mastersonville Road to the Agricultural Security Area; second by Mr. Swarr. All voted in favor.**

**Mr. Martin made a motion to adopt the Amendment to Zoning Ordinance #2016-1; second by Mr. Swarr. All voted in favor. This amendment deals with floodplain compliance.**

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A request to release the financial security for Villas 5B North in the amount of \$25,340.00 was received on February 12, 2016. Mrs. Gibson said the Board needs to take action within 45 days of receipt. **Tom Kile** of Elm Tree Properties said he feels the issue with the swale is a builder issue and even though the developer is going to fix the problem he would like the financial security released. Mr. Fry asked if Mr. Kile could get something in writing from Rettew Associates confirming that the problems will be corrected. Mr. Martin does not understand how the financial security could be released when no grades were shot in this area to make sure that the complaints the Board has received have been addressed. Mr. Fry asked Mrs. Gibson to get some clarity from Rettew Associates about the issues to be resolved. **The decision to release the financial security for Villas 5B North was tabled to the next meeting.**

**OLD BUSINESS** - None

**NEW BUSINESS**

**CRUSHED AGGREGATE, ANTI-SKID, RIP RAP & CONCRETE**

	ROHRER'S QUARRY		PENNSY SUPPLY		R.E. PIERSON	
	DELIVERED	FOB	DELIVERED	FOB	DELIVERED	FOB
<b>200 T AASHTO #1</b>	11.53	7.53	10.54	7.31	11.50	8.50
<b>TOTAL</b>	2,306.00	1,506.00	2,108.00	1,462.00	2,300.00	1,700.00
<b>400 T AASHTO #57</b>	11.31	7.31	10.49	7.26	11.75	8.75
<b>TOTAL</b>	4,524.00	2,924.00	4,196.00	2,904.00	4,700.00	3,500.00
<b>100 T AASHTO #10</b>	11.64	7.64	10.63	7.40	8.75	5.75
<b>TOTAL</b>	1,164.00	764.00	1,063.00	740.00	875.00	575.00
<b>500 T AASHTO #2RC</b>	9.79	5.79	9.01	5.78	8.75	5.75
<b>TOTAL</b>	4,895.00	2,895.00	4,505.00	2,890.00	4,375.00	2,875.00
<b>500 T AASHTO #8</b>	13.45	9.45	12.88	9.65	12.50	9.50
<b>TOTAL</b>	6,725.00	4,725.00	6,440.00	4,825.00	6,250.00	4,750.00
<b>500T AASHTO #67</b>	10.66	6.66	10.49	7.26	NO BID	NO BID
<b>TOTAL</b>	5,330.00	3,330.00	5,245.00	3,630.00		
<b>300T ANTI-SKID</b>	13.39	9.39	12.70	9.22	13.00	10.00
<b>TOTAL</b>	4,017.00	2,817.00	3,810.00	2,766.00	3,900.00	3,000.00
<b>6000 T 3A MODIFIED BASE MATERIAL-NON PENN DOT</b>	9.72	5.72	8.88	5.65	8.75	5.75
<b>TOTAL</b>	58,320.00	34,320.00	53,280.00	33,900.00	52,500.00	34,500.00
<b>GRAND TOTAL</b>	<b>87,281.00</b>	<b>53,281.00</b>	<b>80,647.00</b>	<b>53,117.00</b>	<b>74,900.00</b>	<b>50,900.00</b>

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**BITUMINOUS PAVING IN PLACE & RECLAMATION**

	<b>HIGHWAY MATERIALS</b>	<b>PENNSY SUPPLY</b>	<b>HANDWERK SITE CONTRACTORS</b>
<b>1,600 T 9.5MM</b>	69.57 <b>111,312.00</b>	72.21 115,536.00	80.75 129,200.00
<b>5,500 T 19MM</b>	58.48 <b>321,640.00</b>	63.51 349,305.00	64.25 353,375.00
<b>300 T PERVIOUS ASPHALT BINDER</b>	92.13 <b>27,639.00</b>	76.52 22,956.00	96.50 28,950.00
<b>200 T PERVIOUS ASPHALT TOP</b>	104.40 <b>20,880.00</b>	86.61 17,322.00	106.75 21,350.00
<b>30,727 SQ YD RECLAMATION</b>	1.41 <b>43,325.07</b>	1.18 36,257.86	1.10 33,799.70
<b>GRAND TOTAL</b>	<b>524,796.07</b>	<b>541,376.86</b>	<b>566,674.70</b>

**BITUMINOUS PAVING MATERIAL FOB**

	<b>HIGHWAY MATERIALS</b>		<b>PENNSY SUPPLY</b>	
	<b>DELIVERED</b>	<b>FOB</b>	<b>DELIVERED</b>	<b>FOB</b>
<b>200 T 25MM</b>	49.60	44.25	45.57	40.83
<b>TOTAL</b>	9,920.00	8,850.00	9,114.00	8,166.00
<b>500 T 19MM</b>	52.25	46.90	46.80	42.06
<b>TOTAL</b>	26,125.00	23,450.00	23,400.00	21,030.00
<b>400 T 9.5MM</b>	59.00	53.65	50.50	45.76
<b>TOTAL</b>	23,600.00	21,460.00	20,200.00	18,304.00

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<b>GRAND TOTAL</b>	<b>59,645.00</b>	<b>53,760.00</b>	<b>52,714.00</b>	<b>47,500.00</b>
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**SEAL COAT**

	<b>MARTIN'S PAVING</b>	<b>HAMMAKER EAST</b>
<b>145 T BITUMINOUS MATERIAL E3M EXHIBIT A</b>	<b>695.00</b> <b>100,775.00</b>	711.00 103,095.00
<b>6 T BITUMINOUS MATERIAL E3M EXHIBIT B</b>	<b>720.00</b> <b>4,320.00</b>	709.00 4,254.00
<b>GRAND TOTAL</b>	<b>105,095.00</b>	<b>107,349.00</b>

**BITUMINOUS MATERIAL E-3M**

	<b>MARTIN'S PAVING</b>	
	<b>DELIVERED</b>	<b>FOB</b>
<b>30 T BITUMINOUS MATERIAL E3M</b>	<b>660.00</b>	<b>680.00</b>
<b>GRAND TOTAL</b>	<b>19,800.00</b>	<b>20,400.00</b>

Mr. Martin made a motion to award the bids for the above contracts as highlighted; second by Mr. Swarr. All voted in favor.

Mr. Martin made a motion to approve the agreement with Mount Joy Square and 3 homeowners' associations to transfer the responsibility for payment of electrical usage and maintenance for the traffic signal at Route 230 and Elm Crest Boulevard to Rapho Township; second by Mr. Swarr. All voted in favor.

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**Mr. Martin made a motion to approve the policy to transfer funds in lump sums from the General Fund to the Payroll Fund for HRA reimbursements; second by Mr. Swarr. All voted in favor.**

**CORRESPONDENCE**

*Williams pipeline – notice of water withdrawal*

*Federal Energy Regulatory Commission – schedule of environmental review*

*Manheim Fire Department – invitation to banquet 4/9*

*Lancaster County Economic Development Company annual report*

*Lancaster County Planning Commission – West Hempfield amendment to Act 537 to be considered 4/11.*

**APPROVAL OF THE DISBURSEMENT LIST - Mr. Martin made a motion to approve the disbursement list and pay the bills; second by Mr. Swarr. All voted in favor.**

**Mr. Martin made a motion to transfer \$71,250.00 from the General Fund to the Fire Capital Fund and to transfer \$500.00 from the General Fund to the Payroll Account for HRA reimbursements; second by Mr. Swarr. All voted in favor.**

There being no further public business or public comments, the Board entered into an executive session to discuss a legal matter.

Respectfully Submitted,

Melva J. Kready  
Recording Secretary