

The Board of Supervisors met at the Township Office Building for their regular meeting on June 2, 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 May 19th Meeting were distributed. Mr. Martin made a motion to approve the Minutes as presented; second by Mr. Fry. All voted in favor.

PUBLIC COMMENTS

Jerry Stern said his wife had called about reserving softball fields at Rapho Park for Little League games and was told that they could not because the fields are contracted out to Spooky Nook. Township Manager Sara Gibson said she will talk to Don Wenger the Athletic Field Coordinator but she is not aware that Spook Nook has a contract to use the fields.

James Groff said he has complained in the past about Penn Waste employees dumping plastic containers all over the road. He said he was told that there is nothing that can be done about it. Mrs. Gibson asked where this is occurring. She explained that when the township gets a complaint a call is put in to the route supervisor and he addresses the complaint. Mr. Martin said the route supervisor has been very responsive by going to individuals' houses to rectify the situation.

Mr. Stern said he thinks there are disgruntled Penn Waste customers who are not happy with the service and feel their trash cans are tossed around. He said Purple Heart Disposal sets the cans down and puts the lids back on after they are dumped. He asked if the township profits from recycling or the trash service. Mr. Fry explained that the township pays the tipping fee and hauling costs in addition to administrative costs. The cost for service is adjusted accordingly to these expenses. When asked what the benefit of a single hauler would be, Mr. Fry said there is greater efficiency which results in lower prices.

Harold Merkey said he does not agree that a single hauler means lower prices. He said he has not found that to be true at his properties in other municipalities.

Mr. Groff said he has been frustrated with the yard waste facility. He said he brought loose leaves in the fall and was told he had to bag them. He asked if the township has a contractor to mulch the yard waste. Mr. Fry said there is a contractor who grinds the material. Mr. Groff asked how the township is preventing people who do not live in Rapho from bringing their yard waste and also landscapers from bringing customer's yard waste from outside the township. Mr. Fry said a key fob is needed in order to enter the facility. There are cameras installed and if there are questions as to where the landscapers are getting the yard waste the township may request to look at work orders.

Mr. Stern asked why there have been so many roads oil and chipped recently. Mr. Martin said that is done to seal and prolong the life of the blacktop.

CHAIRMAN'S COMMENTS - None

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

Mr. Fry said the hearing has been advertised and scheduled for this evening's meeting. He called the hearing to order.

Mr. Fry said a request has been received from Purple Heart Disposal for a continuance to be granted until June 16, 2016. **Mr. Martin made a motion to grant a continuance to Purple Heart Disposal until the June 16, 2016 meeting; second by Mr. Fry. All voted in favor.** Mrs. Gibson said the hearing will not be re-advertised but will be posted on the township's website.

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.

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 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.*

Mr. Martin made a motion to approve the Major Land Disturbance Plan #16-315 for Kerek and Sheryl Musser at 2604 Hossler Road with the modification and conditions as stated; second by Mr. Fry. All voted in favor.

Mr. Martin made a motion to approve the Stormwater Management Agreement for Kerek and Sheryl Musser; second by Mr. Fry. All voted in favor.

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.*

Mr. Martin made a motion to approve the Major Land Disturbance Plan #16-317 for Jason and Amy Moyer at 2930 Zink Road with the conditions as stated; second by Mr. Fry. All voted in favor.

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).*

Mr. Martin made a motion to approve the Major Land Disturbance Plan #16-318 for Roy High, Richard High and John High at 2147 Wisgarver Road with the modifications and conditions as stated; second by Mr. Fry. All voted in favor.

Mr. Martin made a motion to approve the release of financial security in the amount of \$45,052.00 to Steven L. and Marilyn M. Edris #09-209 at 2470 Camp Road; second by Mr. Fry. The property has been sold and Mrs. Gibson said the new owners did replace the financial security in the same amount.

Mr. Martin made a motion to approve the request from Elm Tree 3B East #14-279 for an extension to September 30, 2016; second by Mr. Fry. All voted in favor.

Mr. Martin made a motion to approve the May 2016 Zoning Officer's Report; second by Mr. Fry. All voted in favor.

OLD BUSINESS - None

NEW BUSINESS

The May 2016 Tax Collector's Report was distributed and reviewed.

OTHER BUSINESS

Mrs. Gibson reported that she has met with Penn Waste to review the contract since the township is beginning its third year. There is no need to change the price at this time. The invoices for the upcoming year are scheduled to go out tomorrow or Monday. Mr. Stern feels that notices need to be mailed to all Penn Waste customers asking if they would like to continue the service or change to a different hauler. He feels that only a minority of customers are happy with the service. Mr. Fry disagreed and said he has had very strong complimentary comments concerning Penn Waste.

CORRESPONDENCE

Mount Joy Borough Authority 2016 annual report

Northwest Emergency Medical Services – April report

Lancaster County Planning Commission – Comments on East Hempfield comprehensive plan

Lancaster County Planning Commission – Comments on Mount Joy Township official map

Lancaster County Planning Commission – Proposed amendment to Manheim Zoning Ordinance to be considered 6/27

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

Paul Hann of Canterbury Drive asked if there are no penalties for a resident who does something without township approvals. His question was based on the High Major Land Disturbance Plan on Wisgarver Road who built an agricultural building without a permit. Mr. Fry said that the township is willing to work with residents if they are willing to work with the township. Mr. Hann asked what the agricultural building that is being built as part of the Kerek Musser Major Land Disturbance Plan will be used for. Mrs. Gibson said he will have to demonstrate what the building is being used for when he gets a permit to build it.

There being no further public business or public comments, the meeting adjourned at 8:32PM.

Respectfully Submitted,

Melva J. Kready
Recording Secretary