

The Board of Supervisors met at the Township Office Building for their regular meeting on September 15, 2016, 7:30PM with Lowell Fry, Jere Swarr & Duane Martin present. The meeting was called to order by the Chairman and followed with the Pledge of Allegiance.

The Minutes of the September 1<sup>st</sup> Meeting were distributed. Mr. Martin made a motion to approve the Minutes as presented; second by Mr. Swarr. All voted in favor.

### **CONDITIONAL USE HEARING #2016-27 FOR VERIZON CELL TOWER**

Township Manager Sara Gibson distributed a list of proposed Conditions of Approval. Since the last meeting she said condition #7 was added to propose amending the type of tower structure proposed from a three-legged lattice type structure to a monopole structure. Mr. Swarr questioned the proposed landscaping that would surround the fenced compound. Mr. Fry said the landscaping would be discussed in detail during the land development process. Mr. Swarr said he feels the lattice type structure is less obtrusive. It doesn't matter to him what type of structure is used. Mr. Martin said he doesn't have a problem with either of the structures. He said he has been checking the signal strength when driving through the area and said it definitely drops. **Mr. Martin made a motion to approve the Conditional Use Application for Cellco Partnership doing business as Verizon Wireless at 6097 Elizabethtown Road with the following conditions; second by Mr. Swarr. All voted in favor.**

1. The applicants shall substantially adhere to the plans and promises as presented in the testimony at the conditional use hearing.
2. The applicants shall acquire land development, building, and zoning approvals prior to any construction. All facilities shall be constructed to the standards of the most recent version of the International Building Code (IBC).
3. The applicant shall execute and record a legal agreement, in a form acceptable to the Township, documenting a plan to decommission and remove the tower if it is abandoned.
4. The County of Lancaster Emergency Services will be permitted to use the tower for a standard emergency communications antenna at no cost, if requested.
5. No lighting or identifying advertisement shall be attached to the tower or surrounding fencing, other than that required by state and federal law.
6. A letter of determination from the State Historic Preservation Office of the Pennsylvania Historical and Museum Commission needs to be provided for the project site.

### **POLICE REPORT**

Chief Joe Stauffer reported on the statistics for August 2016 that included 48 traffic tickets, 9 non-traffic tickets, 20 criminal arrests, 85 warnings, 7,005 vehicle miles, 53 incident reports and 16 traffic accidents. Chief Stauffer pointed out that in August the clearance rate was 80%. He reported the 2017 budget is complete and a meeting was held with the Borough Manager, Mrs. Gibson and himself. All of the Manheim Borough Police Department officers have been scheduled for CPR/First Aid Training. First Aid bags were upgraded due to a grant from the Elmcrest Women's Club. Nitro Cutting Services located at 1831 Auction Road donated \$500.00 as part of a Police and Veterans memorial service and also donated a Police and Veterans memorial in the shape of a flag. The Manheim Police Department is working on preparing security for the Manheim Farm Show.

**PUBLIC COMMENTS** - None

### **CHAIRMAN'S COMMENTS**

Mr. Martin said there has been a lot of progress made at the dog park. He really likes the stone that is bordering the fence.

**PLANNING****FINAL APPROVAL:****Troy Wenger Major Land Disturbance Plan #16-320****2113 Kilmer Road****G.D. Keener, Consultant**

The applicant proposes to construct an 8,500 square foot heifer barn, along with a 400 square foot entryway on a 59.9 acre lot. The total new impervious area would be 12,055 square feet. A 933 square foot building will be removed. Stormwater is proposed to be managed by an infiltration trench and grass swales. The area of disturbance comprises 26,733 square feet. The property is located in the Agricultural Zoning District.

**Conditions:****STORM WATER MANAGEMENT**

1. Evidence of approval of the Erosion and Sedimentation Control Plan by the Lancaster County Conservation District needs to be provided (§ 405.1).
2. The quantities for silt fence and S75 lining need to be revised in the cost estimate. Upon approval of a revised estimate, financial security and a financial security agreement will need to be provided (§ 405.3, 602).
3. All certificates need to be completed prior to recording the plan (§ 406).
4. 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).

**Mr. Martin made a motion to approve the Troy Wenger Major Land Disturbance Plan #16-320 with the conditions as listed; second by Mr. Swarr. All voted in favor.**

**FINAL APPROVAL:****Vernon Heisey Major Land Disturbance plan #16-321****2459 Hossler Road****G.D. Keener, Consultant**

The applicant proposes to construct a 5,376 square feet heifer barn on an 82.25-acre parcel north of Buckwalter Road. A 1,125 square foot stone infiltration trench will be installed as part of the project. A total of 1,579 square feet of existing impervious area, including a barn, concrete, and corn crib will be removed. The property is located in the Agricultural Zoning District.

**Conditions:****STORMWATER MANAGEMENT**

1. Note 19 needs to include the date of the site assessment when it was determined that no wetlands were observed (§ 404.3.C.5).
2. Financial security, in the amount of \$ **11,195.00**, which includes the required ten (10) percent contingency, and a financial security agreement need to be provided (§ 405.3, 602).
3. All certificates need to be completed prior to recording the plan (§ 406).
4. The operations and maintenance program needs to be fully executed, recorded and returned to Rapho Township (§ 501.1.C, 601).

**Mr. Swarr made a motion to approve the Vernon Heisey Major Land Disturbance Plan #16-321 with the conditions as stated; second by Mr. Martin. All voted in favor.**

**BRIEFING ITEM:****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. A Zoning Hearing Board application has been submitted for the September 6 hearing for a special exception for an agri-business. Both properties are located in the Agricultural Zoning District.

**Mr. Swarr made a motion to approve the reduction of financial security from \$81,077.98 to \$8,107.80 for the Jevin Kready Major Land Disturbance Plan #14-273; second by Mr. Martin. All voted in favor.**

### **OLD BUSINESS**

**Trash Update** - Ed Ward of Penn Waste reviewed the current contract with the township. The contract is for 3 years and would expire 6/30/17 but can be extended 2 times for 1 year each time. He said he realizes there were a lot of issues with the start-up of the contract but said he feels that the Route Supervisor Norris Smith was very responsive to those residents that had problems or concerns. Mr. Ward said he feels that the average savings per household with the contract has been \$100 per year. He explained that the more people recycle the more savings it is because there is not a tipping fee on the recyclables. He said that the recent bidding in other municipalities have had a 15-20% increase over the township's current contract. He believes the increase is due in part to health insurance and labor costs. Mr. Ward thanked the Board for their time and would appreciate if they would consider extending the current contract.

Mr. Martin asked if Purple Heart has submitted their quarterly reports to the township yet. Mrs. Gibson said they are working at pulling it together with help from Lancaster County Solid Waste Management Authority.

**2017 Budget Planning** - Mrs. Gibson reminded the Board that the workshop will be held on Tuesday, September 20, 2016 at 7:30AM. The 2017 budget will be a big part of the workshop.

### **NEW BUSINESS**

**The Board acknowledged the 2017 Minimum Municipal Obligation at \$0.**

### **CORRESPONDENCE**

*Penn State Extension—tire collection day 11/17*

*Lancaster County Planning Commission – proposed rezoning in Mount Joy Township to be considered on 10/11/16*

*Patty, Blake, and Collin Neiles – thank you for support of Little Free Library at Rapho Park*

*Borough of Mount Joy/Mount Joy Borough Authority – invitation to Open House 9/24*

**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. Swarr made a motion to approve a transfer of \$100,000.00 from the General Fund to the Capital Reserve Fund and a transfer of \$71,250.00 from the General Fund to the Fire Capital Fund; second by Mr. Martin. All voted in favor.**

There being no further public business or public comments, the meeting adjourned at 8:35PM.

Respectfully Submitted,

Melva J. Kready  
Recording Secretary