

The Board of Supervisors met at the Township Office Building for their regular meeting on November 17, 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 November 3<sup>rd</sup> Meeting were distributed. Mr. Swarr made a motion to approve the Minutes as presented; second by Mr. Martin. All voted in favor.

**POLICE REPORT**

Chief Joe Stauffer reported on the statistics for October which included 63 traffic tickets, 1 non-traffic ticket, 13 criminal arrests, 61 warnings, 5,657 vehicle miles, 41 incident reports and 28 traffic accidents. There has been a significant decrease in traffic fatalities in some of the areas in Rapho Township where aggressive driving enforcement was taking place. Chief Stauffer said there will be a private open house and a public open house for the new police station. Rapho Township Manager Sara Gibson and Chief Stauffer have been in contact with PennDOT working on ways to make the intersection of Cider Press Road and Pinch Road safer. The intersection does not warrant a 4-way stop sign. Chief Stauffer reported that things are quiet at Penns Woods since it has been shut down for building code violations..

**PUBLIC COMMENTS** - None

**CHAIRMAN'S COMMENTS** - None

**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).*

**Mr. Martin made a motion to approve the Matt Martin Poultry Operation Lot Add-on Plan #16-324 at 1335 Strickler Road with the modifications and conditions as listed; second by Mr. Swarr. All voted in favor.**

**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 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.

There was some discussion about the sight distance and turning radius at the south entrance of the property. The Board told Steve Gergeley of Harbor Engineering to make sure the turning radius is more than adequate even if it means the parking plan needs to be adjusted.

The request for a modification to waive financial security for Mastersonville Fire Company Land Development Plan #15-307 went to the Rapho Township Planning Commission. They have deferred action. The Board had some discussion on the financial security and why it would be needed. Matt Shenk of the Mastersonville Fire Company said a Letter of Credit costs a lot of money. **Mr. Swarr made a motion to approve the modification to waive the financial security for Mastersonville Fire Company Land Development Plan #15-307; second by Mr. Martin. All voted in favor.**

**Mr. Swarr made a motion to release the Financial Security in the amount of \$8,107.80 for the Jevin Kready Poultry Barns Stormwater Plan #14-273; second by Mr. Martin. All voted in favor.**

**Mr. Martin made a motion to release the Financial Security in the amount of \$22,009.54 for the Mount Hope Mennonite Church Land Development Plan #14-281; second by Mr. Swarr. All voted in favor.** Mr. Martin questioned the lighting at the church. He said it seems the lights are really bright and shoot out rather than down. Mrs. Gibson will check into the lighting.

**Mr. Swarr made a motion to release the Financial Security in the amount of \$301,799.10 for the SGM Enterprises Land Development plan #15-299; second by Mr. Martin. All voted in favor.**

**Mr. Swarr made a motion to release the Financial Security in the amount of \$85,854.83 for the Kevin Fahnstock Major Land Disturbance Plan #15-308; second by Mr. Martin. All voted in favor.**

**Mr. Swarr made a motion to approve the request to Manheim Area Water and Sewer Authority to allocate one EDU for water service to Lake View Bible Church, 383 Lake View Drive; second by Mr. Martin. All voted in favor.**

**OLD BUSINESS**

**2017 Budget** - The proposed budget was not changed since the last meeting. Mrs. Gibson reviewed the Capital Projects 5 Year Plan with the Board. **Mr. Swarr made a motion to lay the 2017 General Fund Budget and State Fund Budget on the table for public review; second by Mr. Martin. All voted in favor.**

The Board discussed the plans for a wash bay for the Public Works Department that was planned for 2018. There was some thought that it may be best to do this project in conjunction with the building addition, especially the site work. This way the financing can include both. The projects would be bid separately. Mrs. Gibson will continue moving ahead with this.

Mrs. Gibson discussed the idea of moving the office to a temporary building during construction of the existing office building. The only problem with the temporary building is that there are no handicap ramps. The owner may be willing to construct ramps or the township could rent ramps. There would not be a room in the temporary building for public meetings other than the workshops. East Fairview Church of the Brethren has offered a meeting room that holds approximately 50 people to the township for \$5/meeting. Mrs. Gibson is going to continue to move ahead with these plans.

Mrs. Gibson reviewed the MS4 information that was discussed at the Manheim Central Partners Meeting. She distributed a map of the MS4 areas in the Chiques Creek Watershed, a chart showing the distribution of MS4 and total Municipal area by municipality in the Chiques Creek Watershed and pictures of the Logan Park project along with a picture of a possible future project site. Even though Rapho Township has the largest percentage of land mass in the Chiques Creek Watershed, they are third in the MS4 area. Rapho Township is required to remove 430,000 pounds of sediment to comply with MS4. Mrs. Gibson said projects to reduce the sediment are being reviewed. Mr. Fry complimented Mrs. Gibson on the work she is doing.

Mrs. Gibson reported that B.R. Kreider won first place in the region for the work they did on the Logan Park Stream Restoration and are now eligible for the national level.

**NEW BUSINESS**

**The Board acknowledged receipt of a request for the addition of 880 Newcomer Road, 75.89 acres owned by Merrill and Ruth Borntreger to the Agricultural Security Area.**

A Manheim Pool Report was distributed and reviewed.

The 2017 calendar for proposed meetings was distributed and reviewed.

**CORRESPONDENCE**

*District Attorney of Lancaster County – 3<sup>rd</sup> quarter 2016*

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

**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.**

There being no further public business or public comments, the meeting adjourned at 9:30PM.

Respectfully Submitted,

Melva J. Kready  
Recording Secretary