

The Board of Supervisors met at the Township Office Building for their regular meeting on March 16, 2017, 7:30PM with Jere Swarr & Duane Martin present. The meeting was called to order by the Vice-Chairman and followed with the Pledge of Allegiance.

The Minutes of the March 2nd Meeting were distributed. Mr. Martin made a motion to approve the Minutes as presented; second by Mr. Swarr. All voted in favor.

POLICE REPORT

Chief Joe Stauffer distributed the Manheim Borough Police Department 2016 Year End Report. He reported that their department has a 71% clearance rate compared to the state and federal agencies which are at 20-30%. The report shows a 5% increase in Part I crimes which are murder, robbery, rape and serious assaults and an 11% decrease in Part II crimes which include vandalism, sex offenses, drug offenses and DUI's. In 2016 the Manheim Police Department responded to 5,207 calls in Rapho Township.

PUBLIC COMMENTS - None

CHAIRMAN'S COMMENTS - Mr. Swarr complimented the Public Works Department for doing a fantastic job with the snow storm this week. He felt that the new Public Works Road Foreman, Jim Fidler, did an excellent job.

Mr. Swarr said he has been doing some research on the township's burning requirements as it pertains to the agricultural community. He is looking at other municipalities and how they deal with burning and will report to the Board at the next workshop on April 4th.

NEW BUSINESS

Transcontinental Gas Pipe Line Company LLC - Township Manager Sara Gibson said the staff has been working cooperatively with Transcontinental Gas Pipe Line Company LLC on a Road Use Agreement. The Agreement will monitor the impact their vehicles that will be hauling materials and fuel for the Atlantic Sunrise Pipeline project will have on township roads. The agreement describes the financial security that will be needed and the reimbursement of legal and engineer expenses. There was some discussion with Transcontinental Gas Pipe Line Company LLC Representative Allan Berenbrok on how they will repair roads that will need to be cut in order to run the pipeline or that may become damaged with the heavy equipment. Traffic control during this process was also discussed. Mrs. Gibson said that they are also working on special conditions for the driveway permits needed for the project.

PLANNING**FINAL APPROVAL:**

Elm Tree Properties Phase 4B Final Subdivision plan #16-323

Fieldstone and Willow Creek Drives

Pioneer Management, consultant

The property comprises 5.853 acres of the Elm Tree development in the Village Overlay. The applicants propose to construct 31 single-family detached dwellings and 4 duplexes. This phase will include the connection of Heatherwood to the eastern section of Fieldstone Drive.

Conditions:

SUBDIVISION AND LAND DEVELOPMENT

1. *All certificates need to be completed prior to recording the plan (§ 405.3).*
2. *Financial security, in the amount of \$453,055.83, which includes the required ten percent (10%) contingency, and a financial security agreement need to be provided (§ 405.4.E, 405.4.F, 501).*
3. *Evidence of approval of water and sewer design, capacity, and financial security needs to be provided (§ 405.4.E, 405.4.G).*

STORM WATER MANAGEMENT

1. *An ownership and maintenance program, in recordable form suitable 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 (§ 601).*

Mr. Martin made a motion to approve the Elm Tree Properties Phase 4B Final Subdivision Plan #16-323 with the conditions as listed; second by Mr. Swarr. All voted in favor.

Mr. Martin made a motion to approve the request for a six month extension for recording the Elm Tree Properties Phase 4B Final Subdivision Plan #16-323 to September 16, 2017; second by Mr. Swarr. All voted in favor.

FINAL APPROVAL:

Four Seasons at Rapho Major Land Disturbance Plan # 17-327

Elmcrest Boulevard between Alcott and Thoreau Drives

Yingst Engineers and Associates, Inc., Consultant

The applicants propose to disturb a total of approximately .65 acres to renovate existing stormwater facilities installed during the early phases of the Four Seasons development. Regrading of an existing swale between and Thoreau and Alcott Drives is proposed. Two 2’x2’ catch basins, along with 10” smooth lined corrugated plastic pipes are also proposed to be installed behind 1651 Emerson Drive. Additional fine grading is proposed between various individual units in the development.

Conditions:

STORM WATER MANAGEMENT

1. *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, 503).*
2. *Financial security in the amount of \$70,921.40, 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).*

Mr. Martin made a motion to approve the Four Seasons at Rapho Major Land Disturbance Plan #17-327 with the conditions as listed; second by Mr. Swarr. All voted in favor.

FINAL APPROVAL:

Barry L. and Dawn M. Geib Major Land Disturbance Plan #17-328

2843 North Chiques Road

G.D. Keener, Consultant

The applicants propose to construct a 50’x80’ implement barn and 2,600 square foot driveway along the south side of North Chiques Road. The property is comprised of 43 acres and is located in the Agricultural Zoning District. A 1,320 square foot, 3 foot deep infiltration trench is proposed to manage stormwater from the new impervious area.

Conditions:

STORM WATER MANAGEMENT

1. *All certificates need to be completed prior to recording the plan (§ 406).*

Mr. Martin made a motion to approve the Barry L. and Dawn M. Geib Major Land Disturbance Plan #17-328 with the condition as listed; second by Mr. Swarr. All voted in favor.

Mr. Martin made a motion to approve the Barry L. and Dawn M. Geib Major Land Disturbance Plan Stormwater Management Agreement; second by Mr. Swarr. All voted in favor.

FINAL APPROVAL:

SGM Enterprises Request for Waiver of Land Development #17-331

1831 Auction Road

D.C. Gohn, consultant

The applicants propose to construct a 3,250 square foot accessory paint booth adjacent to the existing blasting and paint booth building. The building is to be constructed over existing impervious areas, and no stormwater or sewage planning is required. The property is located in the Highway Commercial Zoning District.

Modification:

A. *Section 303 – Application and Processing Requirements*

The applicant has requested a waiver of the requirement to process a formal land development plan to allow the construction of a 3,259 sq. ft. paint building on an existing impervious area.

Due to the limited scope and impact of the project, the building site being within the limits of a previously approved land development plan and proposed over existing impervious area, the Planning Commission at their March 6, 2017 meeting recommended approval of this waiver based upon the justification provided.

Mr. Martin made a motion to approve the SGM Enterprises request for a waiver of Land Development #17-331 with the modification as listed; second by Mr. Swarr. All voted in favor.

Mr. Martin made a motion to release the Letter of Credit in the amount of \$393,697.07 for the Interstate Fleets Land Development Plan #15-297; second by Mr. Swarr. All voted in favor.

Mr. Swarr made a motion to approve the request for a 90-day extension until July 3, 2017 to record the Matthew Martin Lot Add-On Plan #16-322; second by Mr. Martin. All voted in favor.

Mr. Martin made a motion to remove AFP Inspectors (formerly Innovated Inspections) from the approved 3rd party inspectors list; second by Mr. Swarr. All voted in favor.

The Board acknowledged a 90-day extension for Mobilite Conditional Use application and scheduled a new hearing date for June 1, 2017.

OLD BUSINESS

Pictures and a plan for the proposed Public Works Department wash bay and storage bay were distributed. Mrs. Gibson reviewed the plan with the Board. The approximate cost is \$353,000 which includes prevailing wages. The Board decided to table the decision of whether or not to move forward with this project until the next meeting.

CORRESPONDENCE

Manheim Library Director's report

Pennsylvania Department of Environmental Protection – Atlantic Sunrise pipeline technical deficiency letter

Lancaster County Planning Commission – proposed amendments to Mt. Joy Township stormwater, SALDO, and zoning ordinances to be considered 4/10/17

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; second by Mr. Swarr. All voted in favor.

Joshua Deering of Mount Joy Borough Council reported that the light synchronization project along East Main Street is progressing and should be completed the end of the month. He is hoping it improves the traffic flow. Mr. Deering asked if there is an air strip going into the township. Mrs. Gibson said there is a private air strip planned for the David Reist property at 598 Longenecker Road and PennDOT must hold a hearing to discuss.

There being no further public business or public comments, the Board entered into an executive session to discuss personnel issues.

Respectfully Submitted,

Melva J. Kready
Recording Secretary