

January 9, 2024

Mr. Ryan Minnich, Township Manager Mount Joy Township 8853 Elizabethtown Road Elizabethtown, PA 17022

Via digital submission and hard copy: (ryan@mtjoytwp.org)

RE: REOUEST TO DEFER PLAN REVIEW

Lot Add-On Plan for Samuel L. Glick, Jacob H. & Mervin H. Breneman, & Derek S. Hanna Rapho Township and Mount Joy Township - Lancaster County, PA HEI Job No. 231069-001

Dear Mr. Minnich,

The purpose of this letter is to request a deferral of plan review for Land Development from Mount Joy Township to Rapho Township. On behalf of our client, Samuel L. Glick, we have submitted a Final Lot Add-On Plan for Samuel L. Glick, Jacob H. & Mervin H. Breneman, & Derek S. Hanna to Rapho Township for plan review. The affected properties are all located within the Agricultural District of Rapho Township except for a small rear portion of the Breneman property that is located within the Agricultural District of Mount Joy Township.

Samuel L. Glick is the owner of a 108.8-acre agricultural property at 3734 Sunnyside Road, which contains a single-family dwelling and several outbuildings. The property is currently bisected by Sunnyside Road; there is a 19.36-acre portion on the west side of the road and 89.44-acres on the east side. Mr. Glick is proposing to subtract add the 19.36 portion on the west side to 3605 Sunnyside Road, the neighboring agricultural property to the north, which is owned by Jacob and Mervin Breneman, and also an 18.52-acre portion on the west side to 3322 Sunnyside Road, the neighboring agricultural property to the south, which is owned by Derek S. Hanna, as shown on the attached Lot Add-On Plan. All properties are serviced by on-lot sewer and water. The DEP has confirmed that no sewer planning is necessary for this project.

A portion of the 99.48-acre Breneman property borders the Little Chiques Creek, which serves as the municipal boundary, and a small portion of the property extends beyond the creek and is located in Mount Joy Township. A deferral of plan review and approval is being requested from Mount Joy Township to Rapho Township for this Final Lot Add-On Plan because the plans are currently being reviewed by Rapho Township and none of the proposed lot line reconfigurations are in Mount Joy Township. Other than reconfiguration of lot lines, no changes to any of the properties are proposed.

Thank you for your consideration of this request. Please feel free to contact my office if you should need any additional information or if you should have any questions, comments, or concerns related to this application package.

January 9, 2024 Mount Joy Township Request to Defer Plan Review Lot Add-On Plan for Samuel L. Glick, Jacob H. & Mervin H. Breneman, & Derek S. Hanna Page 2 of 2

Sincerely,

HARBOR ENGINEERING, INC.

Steve Gergely, RLA

Enclosures: Lot Add-On Plan

Sta Gergely

C: Mr. David Glick, (w/enclosures)

Digital File

LOT ADD-ON PLAN

SAMUEL L. GLICK, JACOB H. BRENEMAN, MARVIN H. BRENEMAN & DEREK S. HANNA

RAPHO TOWNSHIP & MOUNT JOY TOWNSHIP, LANCASTER COUNTY, PA

CERTIFICATE OF OWNERSHIP ACKNOWLEDGMENT OF PLAN, AND OFFER OF DEDICATION COMMONWEALTH OF PENNSYLVANIA PERSONALLY APPEARED SAMUEL L. GLICK, WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS THAT HE IS THE OWNER OF THE PROPERTY SHOWN ON THIS PLAN, THAT THE PLAN THEREOF WAS MADE AT HIS DIRECTION, THAT HE ACKNOWLEDGES THE SAME TO BE HIS ACT AND PLAN, THAT HE DESIRES THE SAME TO BE RECORDED, AND THAT ALL STREETS AND OTHER PROPERTY IDENTIFIED AS PROPOSED PUBLIC PROPERTY (EXCEPTING THOSE AREAS LABELED "NOT FOR DEDICATION") ARE HEREBY DEDICATED TO THE PUBLIC MY COMMISSION EXPIRES _____ CERTIFICATE OF OWNERSHIP ACKNOWLEDGMENT OF PLAN, AND OFFER OF DEDICATION

JACOB H. BRENEMAN MY COMMISSION EXPIRES ____

PROPERTY IDENTIFIED AS PROPOSED PUBLIC PROPERTY (EXCEPTING THOSE AREAS LABELED "NOT FOR

PLAN. THAT THE PLAN THEREOF WAS MADE AT THEIR DIRECTION. THAT THEY ACKNOWLEDGE THE SAME TO BE THEIR ACT AND PLAN, THAT THEY DESIRE THE SAME TO BE RECORDED, AND THAT ALL STREETS AND OTHER

CERTIFICATE OF OWNERSHIP ACKNOWLEDGMENT OF PLAN, AND OFFER OF DEDICATION

COMMONWEALTH OF PENNSYLVANIA COUNTY OF LANCASTER

_, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED DEREK S. HANNA, WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS THAT HE IS THE OWNER OF THE PROPERTY SHOWN ON THIS PLAN, THAT THE PLAN THEREOF WAS MADE AT HIS DIRECTION, THAT HE ACKNOWLEDGES THE SAME TO BE HIS ACT AND PLAN, THAT HE DESIRES THE SAME TO BE RECORDED, AND THAT ALL STREETS AND OTHER PROPERTY IDENTIFIED AS PROPOSED PUBLIC PROPERTY (EXCEPTING THOSE AREAS LABELED "NOT FOR DEDICATION") ARE HEREBY DEDICATED TO THE PUBLIC

DEREK S. HANNA MY COMMISSION EXPIRES _____

DEDICATION") ARE HEREBY DEDICATED TO THE PUBLIC USE.

CERTIFICATION OF ACCURACY (PLAN)

HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE PLAN SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE RAPHO SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.

CERTIFICATION OF ACCURACY (SURVEY)

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE SURVEY SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE RAPHO TOWNSHIP SUBDIVISION AND LAND

RAPHO TOWNSHIP PLANNING COMMISSION REVIEW CERTIFICATE

20____ THE RAPHO TOWNSHIP PLANNING COMMISSION REVIEWED THIS PLAN AND A COPY OF THE REVIEW COMMENTS IS ON FILE IN THE TOWNSHIP OFFICE.

SIGNATURE OF THE CHAIRMAN OR VICE CHAIRMAN OR THEIR DESIGNEE

RAPHO TOWNSHIP BOARD OF SUPERVISORS FINAL PLAN APPROVAL CERTIFICATE

AT A MEETING ON_______, 20____. THE RAPHO TOWNSHIP BOARD OF SUPERVISORS APPROVED THIS PROJECT INCLUDING THE COMPLETE SET OF PLANS AND INFORMATION THAT ARE FILED WITH THE SUPERVISORS IN FILE NO. , BASED UPON ITS CONFORMITY WITH THE STANDARDS OF RAPHO TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.

SIGNATURES OF THE CHAIRMAN AND VICE CHAIRMAN OR THEIR DESIGNEES

UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE AND WERE DETERMINED FROM VISIBLE LOCATION, ACT 199 UTILITY RESPONSES AND/OR THE BEST AVAILABLE PLAN INFORMATION. THIS PLAN IN NO WAY GUARANTEES THE EXACT LOCATIONS OF UNDERGROUND UTILITIES OR STRUCTURES. AN EXACT LOCATION CAN ONLY BE OBTAINED BY SUBSURFACE EXPLORATION, WHICH IS NOT DONE AS PART OF THIS PROJECT

A TITLE SEARCH, ADDITIONAL EASEMENTS AND/OR RIGHT-OF-WAYS MAY EXIST

MAINTAINED IN VARIOUS LANCASTER COUNTY OFFICES: MAP LAYERS WERE CREATED FROM DIFFERENT SOURCES A DIFFERENT SCALES, AND THE ACTUAL OR RELATIVE GEOGRAPHIC POSITION OF ANY FEATURE IS ONLY AS ACCURAT AS THE SOURCE INFORMATION. IF YOU HAVE QUESTIONS ABOUT ANY OF THE DATA SHOWN ON THIS MAP, DIRECT THEM TO THE LANCASTER COUNTY GEOGRAPHIC INFORMATION SYSTEM (GIS) DEPARTMENT AT (717) 391-7550.

- ALL EASEMENTS SHALL BE KEPT FREE OF STRUCTURES, FILL AND OTHER ENCROACHMEN
- - NEW DEEDS MUST BE PREPARED AND RECORDED FOR EACH LOT EFFECTED BY THIS LAND SUBDIVISION PLAN UPON THE RECORDING OF THIS PLAN. ALL EASEMENTS AND/OR RIGHT-OF-WAYS SHOWN ON THIS/THESE PLANS THAT

BASED UPON INFORMATION ON THE NATIONAL WETLANDS INVENTORY WEBSITE, THERE ARE NO WETLANDS LOCATED ON THE 3322 & 3681 SUNNYSIDE ROAD PROPERTIES. BASED UPON INFORMATION ON THE NATIONAL WETLANDS INVENTORY WEBSITE, WETLANDS ARE PRESENT ON THE 3322 SUNNYSIDE ROAD PROPERTY.

FLOOD PLAIN NOTE:

A PORTION OF 3605 SUNNYSIDE ROAD AND A PORTION OF 3322 SUNNYSIDE ROAD PROPERTIES DO LIE WITHIN 100 YEAR FLOOD PLAIN ACCORDING TO FEMA FLOOD INSURANCE RATE MAP #42071C0117F DATED APRIL 5, 2016.

NON-BUILDING PLANNING WAIVER NOTE -**LOT ADDITION 'A' TO 3605 SUNNYSIDE ROAD:**

LOT ADDITION 'B' TO 3322 SUNNYSIDE ROAD: 1. AS OF THE DATE OF THIS PLOT PLAN NOTICE RECORDING, LOT ADDITION 'A' OF THIS SUBDIVISION IS DEDICATED FOR THE EXPRESS PURPOSE OF BEING ADDED TO LANDS OF JACOB H. BRENEMAN & MERVIN H. BRENEMAN (PARCEL ID NO. 540-25198-0-0000), ADDITIONALLY LOT ADDITION 'B' OF THIS SUBDIVISION IS DEDICATED FOR THE EXPRESS PURPOSE OF BEING ADDED TO LANDS OF DEREK S. HANNA (PARCEL ID NO. 540-06812-0-0000).

NO PORTION OF LOT ADDITION 'A' OR LOT ADDITION 'B' OF THIS SUBDIVISION HAS BEEN APPROVED BY RAPHO TOWNSHIP (MUNICIPALITY) OR THE DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP) FOR THE INSTALLATION OF ANY SEWAGE DISPOSAL FACILITY. NO PERMIT WILL BE ISSUED FOR THE INSTALLATION, CONSTRUCTION, CONNECTION TO OR USE OF ANY SEWAGE COLLECTION, CONVEYANCE, TREATMENT OR DISPOSAL SYSTEM (EXCEPT FOR REPAIRS TO EXISTING SYSTEMS) UNLESS THE MUNICIPALITY AND DEP HAVE BOTH APPROVED SEWAGE FACILITIES PLANNING FOR THE PROPERTY/SUBDIVISION DESCRIBED HEREIN IN ACCORDANCE WITH THE PENNSYLVANIA SEWAGE FACILITIES ACT (35 P.S. §750.1 ET SEQ.) (ACT) AND REGULATIONS PROMULGATED THEREUNDER. PRIOR TO SIGNING, EXECUTING IMPLEMENTING OR RECORDING ANY SALES CONTRACT OR SUBDIVISION PLAN. ANY PURCHASER OR SUBDIVIDER OF ANY PORTION OF THIS PROPERTY SHOULD CONTACT APPROPRIATE OFFICIALS OF RAPHO TOWNSHIP (MUNICIPALITY), WHO ARE CHARGED WITH ADMINISTERING THE ACT TO DETERMINE THE FORM OF SEWAGE FACILITIES PLANNING REQUIRED AND THE PROCEDURE AND REQUIREMENTS FOR OBTAINING APPROPRIATE PERMITS OR APPROVALS.

2. SAID LOT ADDITION 'A' AND LOT ADDITION 'B' MUST BE LEGALLY MERGED WITH THE TRACT/LOT TO WHICH THEY ARE BEING ADDED TO. THEY MUST BE COMBINED INTO ONE TRACT/LOT AND MAY NOT HAVE MULTIPLE TRACTS ON THE SAME DEED. ANY FUTURE PROPOSAL TO SUBDIVIDE ANY PORTION OF THE NEWLY CREATED TRACT MUST OBTAIN ALL APPROVALS FROM THE MUNICIPALITY AND ALL APPROVING AGENCIES.

, WAS REVIEWED BY STAFF OF THE LANCASTER COUNTY

AS REQUIRED BY THE PENNSYLVANIA MUNICIPALITIES

3. LOT ADDITION "A" AND LOT ADDITION 'B' MAY NOT BE USED AS A SEPARATE BUILDING LOT.

LANCASTER COUNTY PLANNING DEPARTMENT

MUNICIPALITY, THE COMMONWEALTH, OR THE FEDERAL GOVERNMENT.

PLANNING CODE, ACT 247, OF 1968, AS AMENDED. THIS CERTIFICATE DOES NOT REPRESENT NOR GUARANTEE

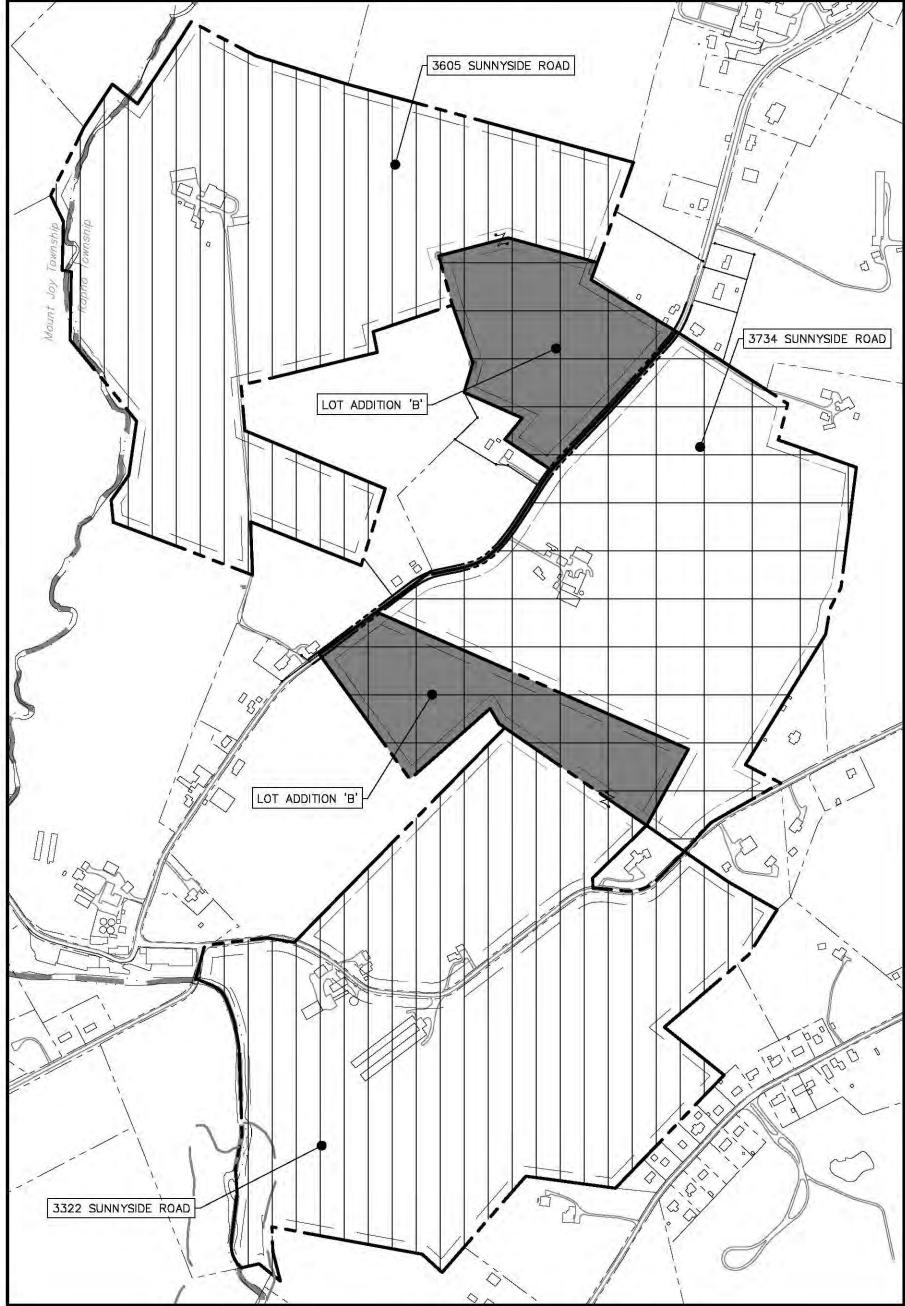
THAT THIS PLAN COMPLIES WITH THE VARIOUS ORDINANCES, RULES, REGULATIONS, OR LAWS OF THE LOCAL

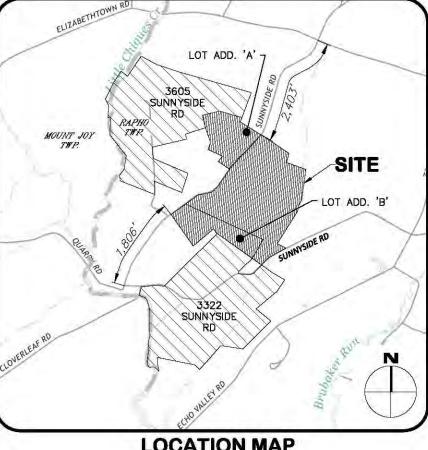
REVIEW CERTIFICATE

THIS PLAN, BEARING LCPC FILE NO.

CHAIRPERSON OR THEIR DESIGNEE

PLANNING DEPARTMENT ON_





LOCATION MAP

SHEET INDEX

		SHEET INDEX		
*1	OF 5	COVER SHEET		
*2	OF 5	EXISTING CONDITIONS PLAN		
*3	OF 5	EXISTING CONDITIONS PLAN		
*4	OF 5	LOT ADD-ON PLAN		
*5	OF 5	LOT ADD-ON PLAN		

*SHEET TO BE RECORDED

ZONING DATA

	RAPHO TWP.	MOUNT JOY TWP.
ZONING DISTRICT:	AGRICULTURAL (A)	AGRICULTURAL (A)
USE:	AGRICULTURAL	AGRICULTURAL
MIN. LOT SIZE:	10 ACRES	25 ACRES
MIN. LOT WIDTH:	100 FT	100 FT
MIN. FRONT YARD:	50 FT	50 FT
MIN. SIDE YARD:	50 FT	20 FT
MIN. REAR YARD:	50 FT	50 FT
MAX. BUILDING COVERAGE:	N/A	20%
MAX. LOT COVERAGE:	20%	25%
MAY RIJIDING HEICHT	35 ET	35 ET

OWNER OF RECORD

SOURC	SOURCE OF TITLE			
SITE ADDRESS: 3734 SUNNYSIDE	ROAD, MANHEIM PA 17545			
SAMUEL L. GLICK	ACCOUNT NO.: 540-13066-0-0			
3932 SUNNYSIDE ROAD	DOCUMENT ID: 6743127			
NAANUUTINA DA AZEAE	CUD DIANI I 100 C1			

SITE ADDRESS: 3605 SUNNYSIDE ROAD MANHEIM PA 17545 JACOB H. BRENEMAN & MERVIN ACCOUNT NO.: 540-25198-0-0000 DOCUMENT ID: 5678575 3605 SUNNYSIDE ROAD

MANHEIM, PA 17545 SITE ADDRESS: 3322 SUNNYSIDE ROAD, MANHEIM PA 17545 3260 SUNNYSIDE ROAD DOCUMENT ID: 6073868 SUB. PLAN: J-169-76 MANHEIM, PA 17545

SUB. PLAN: J-201-99

LOT ALLOTMENT NOTE

PURSUANT TO SECTION 301-D.1.a OF THE "RAPHO TOWNSHIP ZONING ORDINANCE" ADOPTED NOVEMBER 7, 2013 (AS AMENDED THROUGH 12/19/19). FOR THE EXISTING LOT OF SAMUEL L. GLICK, 3734 SUNNYSIDE ROAD AS OF JANUARY 25, 1994:

LOT ADDITIONS 'A' & 'B' = FARM CORE SUBDIVISION - \$301-D.(4)(b)SECTION 301-D.(4)(b) - A FARM CORE SUBDIVISION (LOT ADD-ON THAT MERELY TRANSFERS ACTIVELY FARMED AGRICULTURAL LAND FROM ONE (1) FARM CORE TO ANOTHER FARM CORE, BUT IN WHICH NO NEW LOTS ARE CREATED) SHALL NOT BE COUNTED AGAINST THE PERMITTED NUMBER OF LOTS PERMITTED TO BE CREATED IN TABLE 3-1.7 SET FORTH IN THE SUBSECTION ABOVE (S. 301.D.1.A.(2).); HOWEVER, SUCH TRANSFER SHALL NOT CAUSE EITHER FARM CORE TO CONTAIN LESS THAN TWENTY (20) ACRES.

AGRICULTURAL CONSERVATION EASEMENT

"NOTICE: LANCASTER TO COUNTY RECORDS INDICATE THAT AN AGRICULTURAL EASEMENT HAS BEEN GRANTED TO THE LANCASTER COUNTY AGRICULTURAL PRESERVATION BOARD TO PRESERVE THE SUBJECT PROPERTY OR PORTION THEREOF THE EASEMENT WAS RECORDED IN LANCASTER COUNTY RECORDER OF DEEDS ON DEED BOOK , PAGE . THE EASEMENT IS INTENDED TO PREVENT THE DEVELOPMENT, IMPROVEMENT OR USE OF THE LAND FOR ANY PURPOSE OTHER THAN AGRICULTURAL PRODUCTION OR CUSTOMARILY INCIDENTAL USES AND OPERATIONS. ANY FURTHER SUBDIVISION OR LAND DEVELOPMENT IS SUBJECT TO THE REVIEW AND APPROVAL OF THE LANCASTER COUNTY AGRICULTURAL PRESERVATION BOARD BASED ON THE TERMS OF THE AGREEMENT, DEED AND ANY OTHER POLICIES LAWFULLY IN EFFECT. ANY SALE OF THE SUBJECT PROPERTY SHALL INCLUDE THE APPLICABLE RIGHTS AND RESTRICTIONS CLAUSES IN THE DEED AND THE SELLER, WITHIN 10 DAYS OF THE SALE, SHALL NOTIFY THE LANCASTER COUNTY AGRICULTURAL PRESERVATION BOARD.

PROPERTY MAP

CLEAN AND GREEN ACT

"NOTICE: ACCORDING TO COUNTY RECORDS, THE SUBJECT PROPERTY IS SUBJECT TO THE PENNSYLVANIA FARMLAND AND FOREST LAND ASSESSMENT ACT OF 1974, (A.K.A. THE CLEAN AND GREEN ACT), ACT 319 OF 1974, P.L.973; 72 P.S. 5490.1, AS AMENDED, AND AS FURTHER AMENDED BY ACT 156 OF 1998, AS AMENDED. THESE ACTS PROVIDE FOR PREFERENTIAL PROPERTY TAX ASSESSMENT AND TREATMENT. IT IS THE PROPERTY OWNER'S RESPONSIBILITY TO BE AWARE OF THE LAWS, RULES AND REGULATIONS APPLICABLE TO HIS OR HER PROPERTY, INCLUDING THE FOLLOWING PROVISIONS: (A) PREFERENTIAL PROPERTY TAX ASSESSMENT AND TREATMENT WILL REMAIN IN EFFECT CONTINUOUSLY UNTIL THE LAND OWNER CHANGES THE AGRICULTURAL USE FROM THE APPROVED CATEGORY, OR IF A TRANSFER, SPLIT-OFF OR SEPARATION OF THE SUBJECT LAND OCCURS; (B) IF A CHANGE IN USE OCCURS, OR IF A CONVEYANCE, TRANSFER, SEPARATION, SPLIT-OFF OR SUBDIVISION OF THE SUBJECT LAND OCCURS, THE PROPERTY OWNER WILL BE RESPONSIBLE FOR SUBMITTING 30 DAYS NOTICE TO THE COUNTY ASSESSOR OF A PROPOSED CHANGE IN USE OF LAND, A CHANGE I OWNERSHIP OF ANY PORTION OF THE LAND; (C) THE PAYMENT OF ROLL-BACK TAX, PLUS INTEREST, FOR THE PERIOD OF ENROLLMENT, OR A PERIOD NOT TO EXCEED 7-YEARS, WHICHEVER IS LESS, MAY BE REQUIRED: (D) IF THE PROPERTY OWNER FAILS TO PROVIDE 30 DAYS NOTICE TO THE COUNTY, THE PROPERTY OWNER MAY BE SUBJECT TO A \$100.00 CIVIL PENALTY; (E) IF THE PROPERTY OWNER FAILS TO PAY THE ROLL-BACK TAX, A MUNICIPAL LIEN COULD BE PLACED ON THE PROPERTY UNDER EXISTING DELINQUENT TAX LAW."

SITE DATA				
3734 SUNNYSIDE ROAD AGRICULTURAL AGRICULTURAL	3605 SUNNYSIDE ROAD AGRICULTURAL AGRICULTURAL	3322 SUNNYSIDE ROAD AGRICULTURAL AGRICULTURAL		
108.8± AC (108.385 AC NET)	99.479 AC	111.952 AC (110.365 AC		
LESS 19.357 AC (18.989 AC NET) LESS 18.515 AC (18.360 AC NET)	PLUS 19.357 AC (18.989 AC NET)	PLUS 18.515 AC (18.360		
71.928 AC (71.036 AC NET)	118.836 AC (118.468 AC NET)	130.467 AC (128.725 AC		
1.3%± (0.911 AC / 71.036 AC)	1.4%± (1.600 AC / 118.468 AC)	1.7%± (2.170 AC / 128.		
ON-LOT ON-LOT	ON-LOT ON-LOT	ON-LOT ON-LOT		
	3734 SUNNYSIDE ROAD AGRICULTURAL AGRICULTURAL 108.8± AC (108.385 AC NET) LESS 19.357 AC (18.989 AC NET) LESS 18.515 AC (18.360 AC NET) 71.928 AC (71.036 AC NET) 1.3%± (0.911 AC / 71.036 AC) ON-LOT	3734 SUNNYSIDE ROAD AGRICULTURAL AGRICULTURAL AGRICULTURAL 108.8± AC (108.385 AC NET) LESS 19.357 AC (18.989 AC NET) LESS 18.515 AC (18.360 AC NET) 71.928 AC (71.036 AC NET) 118.836 AC (118.468 AC NET) 1.3%± (0.911 AC / 71.036 AC) ON-LOT 3605 SUNNYSIDE ROAD AGRICULTURAL AGRIC		

SI	TE DATA	
	3605 SUNNYSIDE ROAD AGRICULTURAL AGRICULTURAL	3322 SUNNYSIDE ROAD AGRICULTURAL AGRICULTURAL
C NET)	99.479 AC	111.952 AC (110.365 AC NET)
9 AC NET) D AC NET)	PLUS 19.357 AC (18.989 AC NET)	PLUS 18.515 AC (18.360 AC NET)
NET)	118.836 AC (118.468 AC NET)	130.467 AC (128.725 AC NET)
036 AC)	1.4%± (1.600 AC / 118.468 AC)	1.7%± (2.170 AC / 128.725 AC)
	ON-LOT ON-LOT	ON-LOT ON-LOT

CHECKED BY DRAWN BY: BRK SPG DATE: JANUARY 9, 2024 PROJECT NO .:

SHI

231069-001

SHEET:

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NUMBER LA 002567

