

The Board of Supervisors met at the Township office building for a special meeting on September 8, 2026, 7:00PM with Lowell Fry, Mark Erb and Randy Fox present. The meeting was called to order by the Chairman and followed with the Pledge of Allegiance.

PUBLIC COMMENTS - None

CHAIRMAN'S COMMENTS – None

CONTINUANCE OF CONDITIONAL USE HEARING 2026-57 FROM AUGUST 11, 2026

Mount Joy Partners LP (Donegal Square)

2100 Strickler Road and 2256 Huber Drive

Conditional Use # 2026-57

DMA

Mount Joy Partners, LP seeks to modify a Conditional Use decision from 2013 for Donegal Square to permit development of two mixed-use buildings containing first-floor commercial space and 85 upper-floor residential apartments, together with related parking, circulation, and other improvements. The properties are located at 2100 Strickler Road and 2256 Huber Drive in Rapho Township in the Mixed-Use Commercial (MUC) Zoning District. The application is submitted under Sections 350-303 and 350-906 of the Rapho Township Zoning Ordinance.

Mr. Fry reconvened the hearing.

Applicants Solicitor **Claudia Shank** reintroduced the applicant **Eric Scott, Bill Swiernik** of David Miller Associates and **Peter Kerekgyarto** of Beers & Hoffman Architecture. Mrs. Shank said the applicant has some additional comments to share with the Board. Ms. Shank distributed a revised site plan.

Mr. Swiernik reviewed the parking plan and accounted for each parking area on both the north side and the south side of Strickler Road. He said his calculations show that 335 spaces need to be provided and the plan provides 348 spaces. There were also some slight changes to the dimensions of the buildings, and 17 new parking spaces were added on the east side of Building B. There was discussion with the Board about what the ordinance requires for parking in this zone and for this use and what is being provided. Mr. Swiernik believes they meet the intent of the ordinance concerning parking. Mr. Scott was asked if their lease provides designated parking spaces for each apartment, but he said it does not. If there is a problem with parking, they would go with a tag system.

Mr. Swiernik said he investigated the Board's suggestion to add a second emergency access from Route 230 but found it would be difficult because the parcel fronts a limited-access roadway. He noted that the existing emergency access provides two points of egress for the property's north and south portions.

Mr. Scott gave an update on the concerns the Board had about the existing emergency access. He said signs and a grease container were removed from the emergency access drive. He said the depressed curbs were painted red and they will add signage on both ends. Also, he plans to regrade and reseed the area with a different type of grass side to make the emergency access drive more visible.

Mr. Kerekgyarto reviewed the revised floor plan with the Board. The unit count has increased from 85 units to 90 units. They are planning on having 30 2-bedroom units, 30 1-bedroom units and 30 1-bedroom units with a den. All the units will be located on the 2nd floor or above. He said the proposed retail space has gone from 20,000SF to 11,000SF. Building B will not have retail on the first floor but instead will have amenities such as meeting rooms, gym, etc.

There was more discussion with the Board on how the parking spaces have been calculated. Mr. Fry asked Mr. Scott if the entire property is used as a condo type use and it is. Mr. Fry also asked if there is a loading/unloading area proposed and there is not. Mrs. Peipher asked where the retail space will be located and it will be on the first floor in Building A. She also asked if there is a crosswalk on Strickler Road and there is. Mr. Erb asked if the required number of handicap spaces are provided. During the land development process, ADA compliance consistent with Building Codes will be addressed.

Mr. Fox made a motion to close the hearing; second by Mr. Erb. All voted in favor.

The Board decided not to make a decision tonight but will issue their decision within 45 days.

There being no further public business or public comments, the meeting adjourned at 7:39PM.

Respectfully Submitted,

Melva J. Kready
Recording Secretary