

The Board of Supervisors met at the Township Office Building for their regular meeting on October 1, 2026, 7:00PM with Lowell Fry, Mark Erb & Randy Fox present. The meeting was called to order by the Chairman and followed with the Pledge of Allegiance.

The minutes of the September 17, 2026 Work Session and the September 17, 2026 Meeting were distributed. **Mr. Erb made a motion to approve the Minutes from the September 17, 2026 Work Session and the September 17, 2026 Meeting as presented; second by Mr. Fox. All voted in favor.**

Mr. Fry announced he was going to change the order of the agenda to take care of old business.

**Consider Conditional Use decision for Mount Joy Partners LP (Donegal Square)
2100 Strickler Road and 2256 Huber Drive, Conditional Use # 2026-57.**

Mr. Fry explained that the Donegal Square Conditional Use Hearing was held on August 11 and continued on September 8. Each board member was able to consult with the Township Solicitor Susan Peipher. A draft decision was formed along with a list of conditions. The Board had 2 general concerns which were traffic flow and parking and they have been addressed in the proposed conditions.

Mr. Fox made a motion to approve the Conditional Use Application 2026-57 of Mount Joy Partners LP to modify the 2013 approval to permit the development of two mixed-use buildings containing first floor commercial space and 90 upper floor residential apartments in accordance with the draft decision prepared by the solicitor and subject to the conditions contained therein; second by Mr. Fry. Mr. Fox and Mr. Fry voted in favor. Mr. Erb was opposed.

Mr. Fox made a motion to approve the capacity request for 100 EDUs of both water and sewer for the Mount Joy Partners, LP project at Donegal Square, 2100 Strickler Road and 2256 Huber Drive and to authorize the Township Manager to Inform the Mount Joy Borough Authority; second by Mr. Fry. Mr. Fox and Mr. Fry voted in favor. Mr. Erb was opposed.

CONDUCT HEARING AND CONSIDER ADOPTION OF AN ORDINANCE OF THE TOWNSHIP OF RAPHO, LANCASTER COUNTY, PENNSYLVANIA, AMENDING SECTION 324-7 OF THE RAPHO TOWNSHIP CODE OF ORDINANCES TO ESTABLISH THE SPEED LIMIT ON VALLEY ROAD FROM BAKER ROAD TO MEADOW VIEW ROAD AND AMENDING SECTION 324-9 OF THE RAPHO TOWNSHIP CODE OF ORDINANCES TO RESTRICT PARKING WITHIN THE ELM TREE DEVELOPMENT.

Mr. Fry called the hearing to order. Township Manager Randall Wenger reported that the Ordinance was advertised as required. The current property owner would like to change the location of his driveway. Rettew completed a speed study of Valley Road which recommends the speed limit on the unposted road to be posted at 40mph. The property owner reimbursed the township for the speed study and the cost to install the speed limit signs.

In a previous hearing to restrict parking in the Elm Tree Development, Meadowfield Drive was missed and should have been included in the no overnight parking of oversized vehicles and this ordinance is correcting that.

There were no questions or comments from those in attendance or the Board. **Mr. Erb made a motion to close the hearing; second by Mr. Fox. All voted in favor. Mr. Erb made a motion to adopt Ordinance 2026-5 to amend Section 324-7 of the Rapho Township Code of Ordinances to establish the speed limit on Valley Road from Baker Road to Meadow View Road and amending section 324-9 to restrict parking within the Elm Tree Development; second by Mr. Fox. All voted in favor.**

CONDUCT CONDITIONAL USE HEARING to consider the Conditional Use Application 2026-58 of Jacob Smucker to permit an agricultural-related business (farrier) known as Countryside Stables on property located at 2575 Valley Road, Rapho Township, in the Agricultural (A) Zoning District. The application is submitted under Section 350-603.C. and Table 3-1.2 of the Rapho Township Zoning Ordinance.

Mr. Fry explained the proceedings. He asked if anyone in attendance would like to be a party to the hearing and there was no one. Mr. Fry called the hearing to order. **Steve Gergely** of Harbor Engineering along with the applicant **Jacob Smucker** reviewed the proposed use with the Board. There will not be any building additions. Mr. Smucker plans to renovate the barn and move his driveway. Screening was discussed. The Rettew letter dated September 9, 2026 has suggested a few conditions. Mr. Fry asked Mr. Smucker if he plans to have any other type of business other than farrier on his property. Mr. Smucker said he does not. Mr. Wenger said the property has been posted and the hearing has been advertised in the Lancaster Newspapers as required. Township Solicitor Alexa Martin asked the applicant for his proposed hours of operation which he said will be from 6AM until 5PM Monday through Friday. He expects 1 load a day. The neighboring land uses are Agricultural to the south and west and Residential to the north and east. Mr. Smucker said the barn is a total of 1700SF and his farrier business will use 1156SF. Ms. Martin asked how he will process waste and Mr. Smucker said horse waste will be spread on the meadow and there is no waste generated by the farrier business.

Mr. Fry asked if there were any questions from those in attendance and there were none. **Brian Reed** of 2564 Valley Road said he lives across the road from the applicant and he gives complete support to them. Mr. Reed said they are a great young family.

Mr. Erb made a motion to close the hearing; second by Mr. Fox. All voted in favor. Mr. Erb made a motion to approve the Conditional Use 2026-58 for Jacob Smucker, 2575 Valley Road for Countryside Stables subject to the conditions listed in the Rettew letter dated September 9, 2026, and determine that the loading area requirements of the ordinance do not apply to the walking of horses onto and off of trailers; second by Mr. Fox. All voted in favor.

CONDUCT HEARING AND CONSIDER ADOPTION OF AN ORDINANCE OF THE TOWNSHIP OF RAPHO, LANCASTER COUNTY, PENNSYLVANIA, AMENDING THE OFFICIAL ZONING MAP OF RAPHO TOWNSHIP TO RECLASSIFY A PORTION OF A TRACT OF LAND LOCATED AONG STRICKLER ROAD (T-364), TOGETHER WITH THE FORMER ALIGNMENT OF STRICKLER ROAD AND ADJACENT ROAD RIGHTS-OF-WAY, FROM THE AGRICULTURAL (A) ZONE TO THE HIGHWAY COMMERCIAL (HC) ZONE.

Mr. Fry called the hearing to order. Mr. Wenger said the property has been properly advertised and posted. **Derek Dissinger** of Stevens and Lee introduced **Steve Hacket** of David Miller Associates and the applicant, **Sunny**

Desai. Mr. Dissinger explained that the parcel was at one time a contiguous 10-acre parcel until 2004 when Strickler Road was relocated. He said the property is in the Urban Growth Area and borders Industrial Zoning to the east and south, Highway Commercial to the north and Strickler Road to the west with the remainder of this parcel on the other side of Strickler Road which is zoned Agricultural (A). Mr. Dissinger said the applicant plans to subdivide the parcel that is separated by Strickler Road before beginning this proposed project, leaving this piece at approximately 3 acres. A hotel is proposed and Mr. Dissinger feels that hotels are one of the innocuous traffic uses. He said hotels generate little traffic, creates jobs and is a supported use. Mr. Fry asked if the area needs another hotel. Mr. Desai said the one on Route 230 has an annual average occupancy of 80%.

Mr. Wenger said the Lancaster County Planning Commission sent him a draft decision this morning supporting the rezoning but it would not be official until they approve it at their next meeting. The Rapho Township Planning Commission gave it their support.

John Mateyak of BCGL Attorneys at Law is representing Four Seasons Homeowners Association. He asked if liquor will be served there and the answer was no. He said the development is generally opposed to this zoning change. Mr. Mateyak said he understands the planning argument for the change. He said they have a few development issues with the main one being stormwater controls and the stream that runs behind the Greens and to Four Seasons. He said sinkholes are also a concern and is concerned this plan will spur new ones. Traffic, trash and light are also other concerns. Mr. Fry said these are Land Development issues and said the broader question is whether the applicant can situate a hotel on this property with appropriate parking and balancing that with lot coverage and then balancing that with the drainageway that comes off of 283.

Mr. Dissinger said they have a concept plan and are prepared to talk about stormwater. The access would be off of the old Strickler Road. Mr. Dissinger said the applicant is not sure at this time which hotel chain he will use but it may be Hyatt, Hilton or Marriott with 80 rooms. They ran some emergency vehicle turning radiuses, they are protecting the floodway and feel that everything fits nicely within the setbacks. Mr. Hacket reviewed stormwater plans that are proposed.

- **Diane DiMasi** of 1337 Emerson Drive asked how many stories are proposed for the hotel and the answer was 3.
- **Keith Greenawalt** of 1830 Emerald Way and The Greens HOA President, which has 70 single family homes, is concerned about flooding which he said currently happens with a hard rain and is concerned about sinkholes. He feels with the building, parking and all the impervious surfaces, all the extra runoff will go into their area. He also feels the hotel will cut off visibility and wondered if trees will be planted to protect the resident's views. He asked if shrubs will be planted for privacy and light issues. Even though it was stated that the land was non-prime farmland, he said the farmer produces crops every year. Mr. Greenawalt wondered why there is a need for more Highway Commercial and Industrial zoned land. He said the intersection of Strickler Road and Mount Joy Road is currently congested and wondered how the traffic will be controlled. He asked if the applicant will ask for a variance to build a higher hotel which was answered no. Mr. Dissinger reminded everyone that this area is in the Urba Growth Area. He said any existing problems will remain problems if the property remains the same. He said with their proposed plan the stormwater issues will almost certainly improve. Mr. Hacket reviewed the stormwater, lighting and landscaping with the audience. Mr. Dissinger said there is no restaurant and

no night time activity with his plan. He explained that the Village Overlay does permit restaurants along with a substantial number of other uses by right. He said the hotel would be a relatively quiet use.

- **Al Stasiak** of 1392 Emerson Drive who is on the Board of the Four Seasons HOA, has a concern about the increased traffic and said currently there are times the traffic is backed up to Mount Joy. He also has concerns about the noise with people coming and going all hours of the night. Mr. Dissinger said a traffic impact study will be completed which will suggest necessary traffic improvements needed for the project. He then reminded the residents of what kind of use can come on that parcel as it is currently zoned and how they can be more intrusive than a hotel. Mr. Stasiak asked who pays for the traffic study and traffic lights if necessary and Mr. Dissinger said the applicant must.
- **Daniel Cremins** of 1870 Emerald Way said he is not in favor of the proposed project and does feel a traffic study is needed. He said the businesses around this parcel are all closed on Sundays. He asked what the percentage of increase traffic there would be with this use on Sundays. Mr. Dissinger said they are required to do a traffic study. There was some discussion on how many trips there could be a day during certain hours. Mr. Cremins feels increased traffic will bring more people to parks. He is not in favor of this and thinks the hotel will be an eyesore.
- **Joseph Ciccarelli** of 677 Hawthorne Lane President of Four Seasons feels this use will cause an increase of use of the park.
- **Michelle** questioned Mr. Desai about the percentage of occupancy at the current Holiday Express along Route 230 and how it was calculated. She doesn't feel that her town needs another 80 rooms.
- **Vickie Canham** of 1379 Fieldstone Drive wondered if there was a feasibility study to justify the need for another hotel. Mr. Dissinger said the applicant wouldn't be here spending money if they didn't believe there was a need.
- **Theodore Merkle** of 1849 Emerald Way said if the community doesn't want this or it doesn't serve the needs of the community, he doesn't see how the Board could approve it.

Mr. Dissinger said he believes the Lancaster County Planning Commission approval will be obtained and with the Rapho Township Planning Commission approval, the Regional Comp Plan, County Comp Plan, Rapho Triangle have all identified this parcel for commercial use. The parcel is under contract with the applicant and after all the money spent, he said the Board can be assured the applicant will proceed if approved.

- **David Ford** of 1878 Emerald Way said he does not condone this project but if approved what would the completion date be. Mr. Dissinger said most likely late 2028. They would need to do a Subdivision and Land Development first.
- Mrs. Canham said currently the Holiday Inn Express along Route 230 has a sign posted that does not allow Rapho residents to stay there. Mr. Desai said it shouldn't be there and he will look into that.

Mr. Dissinger said he is surprised at the concerns since he feels that Highway Commercial is a step down from Industrial which is located closer to the residents. He feels rezoning this parcel to Highway Commercial is a logical extension of what is across Mount Joy Road. He said he respectfully asks the Board to approve their request and follow the recommendations of the advisory bodies.

Mr. Erb made a motion to close the hearing; second by Mr. Fox. All voted in favor. Mr. Erb made a motion to table the decision until November 5, 2026; second by Mr. Fox. All voted in favor. Mr. Fry said he had

anticipated the comments. He said the members of the Board 30 years ago anticipated this parcel to be developed. Mr. Fry said deciding what the proper use and the proper zoning of that parcel should be is a difficult decision that the current Board wrestles with. The supervisors have the duty to maintain roads, make land use decisions and the health and welfare of the community. They all take this seriously. There have been a few different interests in this parcel over the last several years and the staff has been told they need to keep in mind what is behind the property and the Board is conscious of that. Mr. Fox said the property is in the growth area and he helped farm the land where most of the residents who are present now live.

PUBLIC COMMENTS

Donald Canham of 1379 Fieldstone Drive addressed the Board with a concern he has about how the parking of a box truck overnight in his development was handled. He feels it was an eyesore to a few of the HOA members and they pushed for the parking restrictions that were adopted. He has a concern about parking on both sides of the street illegally and he would like the No Parking Signs to be enforced. Mr. Fry said the pictures and information will be passed to the police force and the zoning officer. Mr. Canham also would like to see the corner curbs painted yellow. He feels people are parking too close to the intersections making it difficult to see at the stop signs. Mr. Fry said that yellow curbs don't make parking too close to the intersection illegal but that the PA Motor Vehicle Code already does that.

LaTrobe Barnitz Executive Director of the Manheim Library asked if the Board has made a decision on what would be budgeted for the libraries in the 2027 Budget. He asked the Board to keep the Manheim Library in mind when preparing the budget. The Board was not able to answer him at this time.

CHAIRMAN'S COMMENTS - None

PLANNING

Mr. Erb made a motion to accept the Zoning Officer's September Report; second by Mr. Fox. All voted in favor.

NEW BUSINESS

Mr. Fox made a motion to approve an employment offer and the hiring of Nathan Weaver for a full-time Public Works position, as outlined in the offer, and to authorize the Township Manager to execute the CDL Training Agreement on behalf of the Township; second by Mr. Erb. All voted in favor.

Mr. Fox made a motion to receive and acknowledge the Ag Security Area application for John R. Haldeman property at 1157A N. Strickler Road, consisting of 24.86 acres, and authorize the Manager to notify the Ag Preserve Board of the Township's utilization of the 180-day process; second by Mr. Erb. All voted in favor.

Mr. Fox made a motion to send a letter to Lancaster County Planning Commission regarding a 2027 Budget Commitment to include \$1300 in our Stormwater Management Budget to participate in Countywide Act 167 Plan, Phase 2, and to authorize the Board Chairman to execute the document; second by Mr. Fry. Mr. Fox and Mr. Fry voted in favor. Mr. Erb was opposed.

The Tax Collector's September Report was distributed and reviewed.

The Earned Income Tax Collections September Report was distributed and reviewed. The revenue received is approximately 3.56% above budget.

CORRESPONDENCE

Letter from resident with concerns about Stormwater.

Mount Joy Borough Fall/Winter 2026 Newsletter

Notification of NPDES Permit Renewal Application – Manheim Area Water and Sewer Authority

2026 DEP MS4 Audit Report

APPROVAL OF THE DISBURSEMENT LIST – Mr. Erb made a motion to approve the disbursement list and pay the bills; second by Mr. Fox. All voted in favor.

There being no further public business or public comments, the meeting adjourned at 8:53PM.

Respectfully Submitted,

Melva J. Kready
Recording Secretary