BOARD OF SUPERVISORS MEETING
NOVEMBER 19, 2026

CALL TO ORDER
THE PLEDGE OF ALLEGIANCE
APPROVAL OF THE MINUTES OF NOVEMBER 5, 2026 MEETING
APPROVAL OF THE MINUTES OF NOVEMBER 11, 2026 MEETING

POLICE REPORT

FIRE DEPARTMENT REPORT- Manheim Fire Department

CONDUCT CONDITIONAL USE HEARING for Wenger Feeds LLC, for Property at 608 Fairview Road, Conditional Use Application # 2026-59.

PUBLIC COMMENTS

CHAIRMAN'S COMMENTS

PLANNING
BRIEFING ITEM:
AUTOZONE
Final Plan & Modifications RT 26-502
821 East Main Street
MDM

AutoZone Development, LLC proposes constructing a 6,000 SF retail auto parts store and associated site improvements at 821 East Main Street in Rapho Township, Lancaster County, PA. The subject property is approximately 0.852 acres (37,126 square feet) and is located on the north side of E. Main Street. The site is currently occupied by a car wash facility that is proposed to be demolished as part of the redevelopment. The proposed project includes construction of a new AutoZone retail auto parts store, new paved parking lot, utility connections, and site landscaping etc. The proposed development will include a single-story building, twenty (20 off street parking spaces, a trash enclosure, site lighting, landscaping, building sidewalks, and associated utilities. The proposed building is intended to be used for the retail sale of auto parts and accessories. AutoZone does not do any repair or service work at their facilities. Applicant is seeking the following SLDO modifications: Section 295-305 – Preliminary Plan Processing, Section 295-403.G.5 and 295-408.D – Wetland Study, Section 295-408.A – Water Feasibility Report, Section 295-408.B – Sewer Feasibility Report, Section 350-504.1, 295-602.8 – Clear Sight Triangle *(§ 295-602.J.4.a of the Codified Ordinance.)* , Section 295-602.E.1.a, 602.K, 602.L – Reconstruction of East Main Street Section 295-602.J.6 – Minimum Radii at Street Intersections . The Applicant has requested the following Stormwater Management Ordinance Modifications: Section 504.4.a

– Minimum Pipe Diameter *(§ 286-28.D of the Codified Ordinance.)* Section 507 – Subsurface Storage Facilities *(§ 286-31 of the Codified Ordinance.)*

OLD BUSINESS

NEW BUSINESS

Approval of proposed 2027 General, State and Capital Fund Budget and advertisement of the same for adoption/acknowledgement at the December 17, 2026 Board of Supervisors meeting.

Consider request by Elizabethtown Fire Department to authorize Mastersonville Special Fire Police to provide traffic and crowd control on Saturday, December 5, 2026, from 1:00 p.m. to 6:00 p.m. for the Elizabethtown Holiday parade.

Consider request from Manheim Borough to authorize Mastersonville Special Fire Police to provide traffic security and crowd control on December 5, 2026 from 8:00 AM to approximately 10:30 AM. for the Santa 5K Walk and Run.

Consider Request from MDM on behalf of AutoZone Development LLC, for approval of one (1) Water Equivalent Dwelling Unit (EDU) for the proposed AutoZone retail store located at 821 E. Main Street.

CORRESPONDENCE

Manheim Borough Fall 2026 Newsletter
Mastersonville Fire Company – Fall 2026 Fund Drive Newsletter
PA DEP NPDES General permit NOI Application – 865 Milton Grove Rd – Tri-Town Auto Salvage
Notification of Preserved Farmland in Rapho Township – Lancaster Farmland Trust
Notification of proposed rate increase for 2027 – LCSWMA(Lancaster County Solid Waste Management Authority)
Quarterly Reports – Charity Hain, SEO
November, 2026 Newsletter – Milanof-Schock Library

APPROVAL OF THE DISBURSEMENT LIST

CONTINUATION OF CHIQUES CROSSING / VISTABLOCK CONDITIONAL USE HEARING # 2026-56 from August 6, 2026, September 3, 2026, October 26, 2026, November 11, 2026.

ADJOURN