

RAPHO TOWNSHIP
PLANNING COMMISSION MINUTES
August 3, 2026 at 7:00PM

The meeting was called to order at 7:00 p.m. by Chairman Jay Gainer. Also present were Commission members Chet Eckman, Bryan Balmer, Dennis Shellenberger and Carrol Ehrhart. Randall Wenger, Township Manager, and Melissa Kelly from RETTEW, were also present as well as applicants, consultants and members of the public.

PLEDGE OF ALLEGIANCE

APPROVAL OF THE June 1, 2026 MEETING MINUTES

Carrol Ehrhart made a motion to approve the minutes as written, Chet Eckman seconded. All voted in favor.

Mount Joy Partners LP (Donegal Square)
2100 Strickler Road and 2256 Huber Drive
Conditional Use 2026-57
DMA

Claudia Shank & Bill Swiernik, DMA presented the application to the board. 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.

The planning commission discussed parking and turning radii with the applicant's representatives. Carrol Ehrhart made a motion to recommend approval of the modification with the conditions and subject to the applicant addressing the comments in the RETTEW letter dated July 14, 2026. Dennis Shellenberger Seconded. All voted in favor.

Vistablock Chiques Crossing LLC
3751, 3747, 3721, 3729, 3733, 3741 and 3759 Mount Joy Road
Conditional use 2026-56
ELA Group Inc.

Melissa Kelly gave an overview of the history of the project. Thomas Nehilla, Brent Good Michelle Madzelan, P.E. and Brandon Conrad presented the application Vistablock Chiques Crossing, LLC is seeking to construct a residential multiple-family dwelling complex consisting of

343 units on property, consisting of approximately 25 acres, located at 3751, 3747, 3721, 3729, 3733, 3741, and 3759 Mount Joy Road in Rapho Township in the Residential (R-1) Zoning District, Open Space Design Overlay (OSDO) Zone, and Floodplain Overlay (FPO) Zone. The applicant further requests modifications of the Open Space Overlay Zone design standards as they relate to maximum permitted height limitations for multiple-family dwellings, maximum/minimum front build-to line requirements, maximum building width requirements, dwelling units to adjoin or face and be within 400' of open space, and open space access requirements. The application is submitted under Sections 350-906.A, 350-906.B, 350-906.C, 350-405, 350-402, 350-515 and 350-602 of the Rapho Township Zoning Ordinance.

The planning commission discussed traffic, emergency access, parking distribution, and open space access. David Christian, 227 Park Avenue, Mount Joy Borough spoke about concerns regarding density, screening and roundabout alignment. Dale Murray, 1286 Willow Creek Drive, Rapho Township spoke about traffic concerns. Jessica Sheetz-Nguyen, 223 Park Avenue, Mount Joy Borough spoke about concerns about density and number of residents. Cathy Cieslinski, 237 Park Avenue, Mount Joy Borough asked about the roundabout's distance from and impact on Barbara Street.

Carrol Ehrhart made a motion for the Board of Supervisors to consider approval with RETTEW's July 8th Conditions with additional consideration given to traffic circulation, parking distribution and emergency access. Bryan Balmer Seconded. All voted in favor.

ADJOURN

The meeting was adjourned at 9:09 p.m.

Respectfully submitted,
Dennis Shellenberger, Secretary