

The Board of Supervisors met at the Township Office Building for their regular meeting on January 16, 2025, 7:30PM 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 January 2nd Reorganization Meeting and Regular Meeting were distributed. **Mr. Erb made a motion to approve the Reorganization and Regular Meeting Minutes as presented; second by Mr. Fox. All voted in favor.**

CONDUCT A PUBLIC HEARING ON AN ORDINANCE OF THE TOWNSHIP OF RAPHO AMENDING SECTION 324-7 OF THE RAPHO TOWNSHIP CODE OF ORDINANCES TO ESTABLISH THE SPEED LIMIT ON BRENEMAN ROAD FROM MOUNT JOY ROAD TO HOSSLER ROAD.

Mr. Fry called the hearing to order. Township Manager Randall Wenger said the proposed ordinance was advertised January 6, 2025. This ordinance would set the speed limit on Breneman Road at 35MPH between Mount Joy Road and Back Run Road and 45MPH between Back Run Road and Hossler Road, leaving the current speed limit of 25MH between Hossler Road and North Colebrook Road. Mr. Fry asked the Board and attendees if there were any questions or comments and there were none. **Mr. Fox made a motion to close the hearing; second by Mr. Erb. All voted in favor. Mr. Fox made a motion to approve Ordinance 2025-1 amending Section 324-7 of the Rapho Township Code of Ordinances to establish the speed limit on Breneman Road; second by Mr. Erb. All voted in favor.**

CONDUCT A PUBLIC HEARING ON AN ORDINANCE OF THE TOWNSHIP OF RAPHO ESTABLISHING SUPERVISOR COMPENSATION.

Mr. Fry called the hearing to order. Mr. Wenger said this proposed ordinance was advertised on January 6, 2025. He explained that approving this would raise the Rapho Township Board of Supervisors Compensation from \$2500/year to \$4000/year paid in 4 quarterly installments. This change would go into effect when a new term of office begins. Mr. Fry asked the Board and attendees if there were any questions or comments and there were none. **Mr. Erb made a motion to close the hearing; second by Mr. Fox. All voted in favor. Mr. Erb made a motion to approve Ordinance 2025-2 establishing the Rapho Township Board of Supervisor compensation at \$4000/year; second by Mr. Fox. All voted in favor.**

POLICE REPORT

Chief Jason Riggle distributed and reviewed the December and 2024 Year End statistics. The December statistics included 160 Incident Reports, 2 Criminal Arrests, 24 Traffic Accidents, 24 Traffic Citations, 18 Traffic Warnings, 2 Non-Traffic Citations and 12 Offenses. There are 2 openings for police officers and only 1 applicant at this time. Chief Riggle reported he will be presenting Performance Recognition Awards at the January 28th Manheim Borough Council Meeting. He also reported that his investigation on the fatal crash at Hossler Road and Breneman Road on October 9, 2024 is complete. The driver who ran the stop sign has been charged with summary charges. He did have a license and it was not a DUI. On January 13, 2025 there was a fatal motorcycle crash on Old Harrisburg Pike. Mr. Fry thanked the Chief and officers and sent congratulations to those who are receiving awards.

FIRE DEPARTMENT REPORT – Mastersonville Fire Department

Ivan King reported on the 2024 Year End statistics for the Mastersonville Fire Department. The fire company responded to 413 calls for the year with 103 of them in Rapho Township. Average manpower per call was 8.7 with the busy time for calls between 8AM and 2PM. Mr. King said there were 3 large fires in 2024 – a chicken house on Shumaker Road, a fatal house fire on Route 72 and a house fire on Cider Press Road.

PUBLIC COMMENTS - None

CHAIRMAN'S COMMENTS - None

PLANNING

BRIEFING ITEM:

Mount Hope Nazarene Retirement Community

3026 /3052 Mount Hope Home Road

Final Plan RT# 24-464

Harbor Engineering

Mount Hope Nazarene Retirement Community (Mount Hope) is the owner of three properties located on the east and west sides of Mount Hope Home Road, all within the Agricultural Zoning District. The properties currently contain a retirement home and three cottage buildings on a 7- acre parcel on the west side of the road (3026 Mount Hope Home Road) and a farmhouse, parking, and sewage treatment plant on a 28-acre parcel on the east side of the road, as well as a single-family dwelling on a 1.4-acre property located at 3052 Mount Hope Home Road.

It is Mount Hope's desire to sell the farm parcel. However, there are features on the farm parcel that serve Mount Hope's operation, specifically, a parking area, a sewage treatment plant with an associated access drive, support building, and stormwater management facilities. Rather than encumber the farm parcel with various easements, Mount Hope is proposing to subdivide the area containing these features from the farm and add them to the campus property on the west side of the road. Mount Hope is also proposing to add the 3052 Mount Hope Home Road property to the main campus. The home on that lot will remain connected to the sewage treatment plant.

The farmhouse is also currently connected to the treatment plant. It is Mount Hope's intention to remove the farmhouse from the plant and connect the farmhouse to an on-lot disposal system. This will require sewage planning approval through the Pennsylvania DEP. Other than the switch to an on-lot disposal system for the farmhouse, no improvements are proposed. Variances were granted for an additional subdivision right, lot coverage, setbacks, and number of access drives. The Zoning Hearing Board conditioned their approvals on installing a barrier to prevent access to the farmhouse from the parking area.

Steve Gergley from Harbor Engineering reviewed the plan with the Board. **Mr. Erb made a motion to move the plan from a briefing item to an action item; second by Mr. Fox. All voted in favor. Mr. Erb made a motion to grant conditional approval for the Mount Hope Nazarene Retirement Subdivision Plan #24-464 located at 3026/3052 Mount Hope Home Road subject to the applicant addressing the comments in the RETTEW letter**

dated December 31, 2024 to the satisfaction of the Township and to authorize the appropriate Township officials to execute the related plans and documents following review by the Township Solicitor and/or Engineer; second by Mr. Fox. All voted in favor.

BRIEFING ITEM:

KPA RE LLC/ Dunkin

1500 E. Main St

Final Plan/ Modification RT#24-466

Light Heigel & Associates

KPA RE L.L.C. is the equitable owner of the vacant land known as 1500 East Main Street, Rapho Township, Lancaster County, Pennsylvania, which is located within the Mixed-Use Commercial ("MUC") Zone. The Applicant is seeking to construct a 4,792 square foot commercial building on the Property consisting of two (2) commercial uses: a Dunkin' Donuts restaurant and an additional commercial retail store.

The applicant is seeking a waiver of the Subdivision and Land Development Ordinance: Section 295-035 Preliminary Plan. The applicant is seeking a modification of Subdivision and Land Development Ordinance Section 295-408 and Stormwater Procedures Section 286 is requested in accordance with Section 295-309 and 286-16.

BRIEFING ITEM:

Paradise Energy Solutions

1320 Strickler Road

Final Plan and Modifications RT# 24-467

Harbor Engineering

Mr. Gergley reviewed this plan with the Board. The applicant has submitted a Preliminary / Final Land Development Plan for Paradise Energy Solutions, at 1320 Strickler Road. The property is approximately 7.8 acres and located within the Industrial Zoning District and has had previous plans approved by the Township over the years since. The project site was initially subdivided as part of the Mount Joy Industrial Park Plan (J-208-0013) which included the construction of the existing detention basin on the site. Then in 2008, a Final Land Development Plan was approved to install a parking lot and display area over the remaining unbuilt area of the site which was never constructed.

In 2023, the lot was established in its current configuration by the Revised Final Subdivision Plan for 1294 Strickler Road (2023-0135-J). It is the applicant's intention to develop the property with a new 5-story office building and contractor shop space for Paradise Energy Solutions and Upward Broadband. The improvements will also include parking areas and loading areas. Please note that a landscaped area is provided along Strickler Road in lieu of providing landscape islands every 10 parking spaces within the parking compounds per Section 350-520.E.(8) of the Rapho Township Zoning Ordinance.

The applicant is seeking the following Subdivision and Land Development Ordinance Modifications: 1. Section 305.A – Preliminary Plan 2. Section 602.5.A – Reconstruction of Existing Streets 3. Section 602.9.F – Vertical Alignment 4. Section 602.10.D – Intersections – Clear Sight Triangle 5. Section 602.10.E – Distance between

centerline of streets. 6. Section 602.10.F- Street Intersection Cartway Edge Radius 7. Section 602.11.B Curbing
8. Section 602.12.A.4 – Sidewalks – Minimum Grass Planting Strip.

The applicant is seeking the following Stormwater Management Ordinance Modifications: 1. Section 404.1.B – Profiles at 30 scale to Match Plan Scale 2. Section 504.4.(a)[4] – Conveyance Facility Design Criteria – Pipe Design – Min. Diameter 3. Section 505.3(a)[2] – Aboveground Storage Facility Criteria 4. Section 356.A – Volume Control.

Phil Hershey

870 Bridge Valley Road

Stormwater Management Plan RT#24-465

DC Gohn

The applicant is seeking approval for a Stormwater Management Plan for the replacement of two chicken houses.

Brian Cooley of DC Gohn reviewed the plan with the Board. **Mr. Erb made a motion to grant conditional approval for the Phil Hershey Stormwater Management Plan #24-465 located at 870 Bridge Valley Road subject to the applicant addressing the comments in the RETTEW letter dated January 16, 2025 to the satisfaction of the Township and to authorize the appropriate Township officials to execute the related plans and documents following review by the Township Solicitor and/or Engineer; second by Mr. Fox. All voted in favor.**

Doug & Whitney Metzler

4312 Elizabethtown Road

Stormwater Plan and Modification RT#24-460

Harbor Engineering

Mr. Erb made a motion to reduce the applicant's financial security by \$16,319.00 leaving a balance of \$40,484.00 consistent with the RETTEW letter dated January 16, 2025; second by Mr. Fox. All voted in favor.

Holiday Inn Express/ B.C. Desai

1550 East Main St

Subdivision Land Development Plan RT# 18-362

ELA Group

Mr. Erb made a motion to release the applicant's financial security in the amount of \$68,518.90 consistent with the RETTEW letter dated January 16, 2025; second by Mr. Fox. All voted in favor.

Peck Holding/ Glick Woodworks

55 Maibach Lane

Preliminary and Final Land Development plan and modifications RT#24-263

DAVID MILLER ASSOCIATES

Mr. Erb made a motion to acknowledge the grant of time extension until April 25, 2025 to allow the applicant time to obtain their NPDES Permit; second by Mr. Fox. All voted in favor.

OLD BUSINESS - None

NEW BUSINESS

Mr. Fox made a motion to approve the sale of a 2011 International 7400 single axle dump truck on www.Municibid.com to the highest bidder with a \$1000 starting bid and the auction ending on January 31, 2025 at 12:00 noon; second by Mr. Erb. All voted in favor.

Mr. Erb made a motion to approve Resolution 2025-2, a Resolution of the Township of Rapho, Lancaster County, Pennsylvania authorizing the use of the Emergency Operations Plan; second by Mr. Fox. All voted in favor.

Mr. Fox made a motion to approve Resolution 2025-3, a Sewer Planning Module for Mount Hope Nazarene Retirement Home and authorize township officials to execute the planning module documents; second by Mr. Erb. All voted in favor.

The Tax Collector's 2024 Year-end Report was distributed and reviewed.

Mr. Fox made a motion to forward delinquent streetlight accounts to the solicitor for liens; second by Mr. Erb. All voted in favor.

CORRESPONDENCE

LCSWMA – Notification of 4th Quarterly Rebate of \$5,605.00
Mount Joy Twp – 2025 Community Map and Information

APPROVAL OF THE DISBURSEMENT LIST AND APPROVAL OF CAPITAL TRANSFER OF \$100,000 FROM THE PLGIT PRIME – TRASH FUND– Mr. Erb made a motion to approve the disbursement list and pay the bills and to approve a transfer of \$100,000 from the Trash Fund PLGIT Prime Account to the Capital Reserve Account; second by Mr. Fox. All voted in favor.

Mr. Fry announced that plans are being made for an open house of the new Public Works building to be held April 26, 2025. This event will be open to the public and he invited Mastersonville Fire Company to attend.

There being no further public business or public comments, the meeting adjourned at 8:29PM.

Respectfully Submitted,

Melva J. Kready
Recording Secretary