

The Board of Supervisors met at the Township Office Building for their regular meeting on March 6, 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 February 20th Meeting were distributed. **Mr. Erb made a motion to approve the Minutes as presented; second by Mr. Fox. All voted in favor.**

PUBLIC COMMENTS - None

CHAIRMAN'S COMMENTS - None

PLANNING

ACTION ITEM:

Peck Holding/ Glick Woodworks

55 Maibach Lane

Preliminary and Final Land Development Plan and Modifications RT#24-463

DMA

The site is located at the intersection of East Main Street and Maibach Lane in Rapho Township, Lancaster County. On the project site, Pecks Holdings, LLC is proposing to construct two buildings (wood storage and production/office) for a shed production company with associated parking, shed display area, utilities, and stormwater management facilities. Access to the site will be provided from Maibach Lane. A highway occupancy permit application is being processed with PennDOT for the driveway. The project is anticipated to be serviced by the Mount Joy Borough Authority for both sanitary sewer and water. The Authority currently has both sanitary sewer and water mains accessible to the subject property. One gravity sanitary sewer lateral and one domestic water lateral have been proposed to service the site. The applicant anticipates a maximum of 16 employees for the site.

The applicant has requested the following Subdivision and Land Development Ordinance modifications: Section 295-305 – Preliminary Plan Application, Section 295-403.1.A.2 Profile Plan Scale, Section 295-602.K – Curbing, Section 295-602.E., 295-602.F, 295-602.G – Reconstruction of Adjoining streets, Construction Standards and Dedication of Additional Right-of-Way. Section 295-602.L –Sidewalks, Section 295-609.E.10. – Street Tree Location.

The applicant has requested the following Stormwater Management Ordinance modifications: Section 286-30 Volume Control.

Bill Swiernik of David Miller Associate reviewed the plan with the Board. He said the applicant is close to reaching an Encroachment Agreement with the Mount Joy Borough Authority and also stated that the NPDES Permit is still outstanding. Mr. Fry asked about lighting on the property and was told one light is proposed for the intersection with Maibach Lane and there will be some security lights at the building which will be solar or generator powered. Mr. Erb asked what the intentions are for the farm that the applicant is moving the business from. Daniel Glick said they plan to return it to farming and they are not planning to have any other business at that location.

Mr. Fox made a motion to grant conditional approval for the Peck Holdings/Glick Woodworks Land Development Plan and Modifications subject to the applicant addressing the comments in the RETTEW letter dated February 26, 2025 and revised March 6, 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. Erb. All voted in favor.

ACTION 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 295-305 – Preliminary Plan, Section 295-403.C.2, 295-403.C.3 – Existing Features, Section 295-408 – Reports, Section 295-602.E.1.a – Reconstruction of Existing Streets, Section 286 – Stormwater Management.

Mr. Erb is concerned about a backup of traffic waiting in line at Dunkin and said he doesn't want it to be like the chaos that occurs on Sheetz Lane at the Starbucks and Taco Bell. Mr. Wenger said the applicant mentioned the ability to make an extra loop in the parking lot if needed.

Mr. Erb made a motion to grant conditional approval for the KPA RE Dunkin Land Development Plan and Modifications subject to the applicant addressing the comments in the RETTEW letter dated February 27, 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.

Paradise Energy Solutions

1320 Strickler Road

Final Plan and Modifications RT# 24-467

Harbor Engineering

Mr. Erb made a motion to acknowledge Paradise Energy Solutions grant of time extension for plan processing until June 19, 2025; second by Mr. Fox. All voted in favor.

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

OLD BUSINESS – None

NEW BUSINESS

Mr. Erb made a motion to approve Resolution 2025-6 approving disposal of the paper records for the records that have been scanned in PDF/A Format for permanent retention; second by Mr. Fox. All voted in favor.

Mr. Fox made a motion to approve the updated Memorandum of Understanding (MOU) with the Lancaster County Conservation District; second by Mr. Erb. All voted in favor.

Awarding of Bids –

CRUSHED AGGREGATES, ANTI-SKID AND CRUSHED CONCRETE

	ROHRER'S		NEW ENTERPRISE		PENNSY	
	DELIVERED	FOB	DELIVERED	FOB	DELIVERED	FOB
200 T AASHTO #1	16.00	11.50	23.10	14.50	16.90	12.00
TOTAL	3,200.00	2,300.00	4,620.00	2,900.00	3,380.00	2,400.00
1,000 T AASHTO #57	15.10	10.60	23.05	14.45	16.90	12.00
TOTAL	15,100.00	10,600.00	23,050.00	14,450.00	16,900.00	12,000.00
100 T AASHTO #10	9.50	5.00	20.95	12.35	11.90	7.00
TOTAL	950.00	500.00	2,095.00	1,235.00	1,190.00	700.00
1,000 T AASHTO #2A	11.00	6.50	19.30	10.70	11.90	7.00
TOTAL	11,000.00	6,500.00	19,300.00	10,700.00	11,900.00	7,000.00
500 T AASHTO #8	19.50	15.00	30.95	22.35	20.90	16.00
TOTAL	9,750.00	7,500.00	15,475.00	11,175.00	10,450.00	8,000.00
500T AASHTO #67	17.00	12.50	24.05	15.45	17.40	12.50
TOTAL	8,500.00	6,250.00	12,025.00	7,725.00	8,700.00	6,250.00
300T ANTI-SKID	18.50	14.00	27.45	18.85	19.90	15.00
TOTAL	5,550.00	4,200.00	8,235.00	5,655.00	5,970.00	4,500.00
1,000 T 3A MODIFIED BASE MATERIAL-NON PENN DOT	10.80	6.30	16.35	7.75	11.40	6.50
TOTAL	10,800.00	6,300.00	16,350.00	7,750.00	11,400.00	6,500.00
2,000 T CRUSHED CONCRETE	9.00	4.50	NO BID	NO BID	NO BID	NO BID
	18,000.00	9,000.00				
TOTALS	64,850.00	44,150.00	101,150.00	61,590.00	69,890.00	47,350.00
	82,850.00	53,150.00				

Mr. Fox made a motion to award the contract for Aggregate, Anti-skid and Crushed Concrete to the low bidder Rohrer's Quarry for a total of \$53,150; second by Mr. Fox. All voted in favor.

BITUMINOUS PAVING MATERIALS FOB

	NEW ENTERPRISE		PENNSY		HEIDLEBURG MATERIALS	
	DELIVERED	FOB	DELIVERED	FOB	DELIVERED	FOB
1,200 T 25MM	63.49	52.64	65.31	55.75	70.10	59.10
TOTAL	76,188.00	63,168.00	78,372.00	66,900.00	84,120.00	70,920.00
400 T 19MM	67.99	57.14	72.31	62.75	74.85	63.85
TOTAL	27,196.00	22,856.00	28,924.00	25,100.00	29,940.00	25,540.00
800 T 9.5MM	76.26	65.41	79.81	70.25	82.85	71.85
TOTAL	61,008.00	52,328.00	63,848.00	56,200.00	66,280.00	57,480.00
GRAND TOTAL	164,392.00	138,352.00	171,144.00	148,200.00	180,340.00	153,940.00

Mr. Fox made a motion to reject the low bid for Bituminous Paving Materials FOB, due to the pick-up location not being within 20 driving miles of the township facility as specified in the bid documents and award the contract to the second lowest bidder Pennsy Supply for a total of \$148,200; second by Mr. Erb. All voted in favor.

BITUMINOUS PAVING IN PLACE

	PENNSY SUPPLY	HEIDLEBURG MATERIALS
7,000 T 9.5MM	92.84	92.87
	649,880.00	650,090.00
GRAND TOTAL	649,880.00	650,090.00

Mr. Fox made a motion to award the contract for Bituminous Paving in Place to the low bidder Pennsy Supply in the amount of \$649,880; second by Mr. Erb. All voted in favor.

WEAVER ROAD BRIDGE

	K&K YOUNDT CONCRETE LLC	JVI GROUP	CONSTRUCTION MASTER SERVICES LLC	JONS CONCRETE PLUS
CONCRETE BRIDGE	134,000.00	368,000.00	281,355.00	222,886.00
TOTAL	134,000.00	368,000.00	281,355.00	222,886.00

Mr. Fox made a motion to award the contract for the Weaver Road Bridge to the low bidder K&K Youndt Concrete LLC in the amount of \$134,000; second by Mr. Erb. All voted in favor.

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

The Earned Income Tax Collections February Report was distributed and reviewed.

CORRESPONDENCE

Milanof-Schock Library – February 2025 Newsletter

T J McDermott - request for firefighters and EMS to receive a tax credit based on PA Act 172

Conoy Township – Request for financial assistance for Mutual Aid for MESA (Municipal Emergency Services Authority)

Mount Joy Township - Request for financial assistance for Mutual Aid for MESA (Municipal Emergency Services Authority)

Office of the District Attorney of Lancaster County – Request for annual voluntary contribution to the Lancaster County Drug Task Force

Penn Township Spring 2025 Newsletter

LCCD Annual Banquet – March 25, 2025 – Farm and Home Center.

APPROVAL OF THE DISBURSEMENT LIST AND APPROVAL OF A CAPITAL TRANSFER OF \$50,000 FROM THE GENERAL FUND – Mr. Erb made a motion to approve the disbursement list and pay the bills and to transfer \$50,000 from the General Fund to the Capital Reserve Fund; second by Mr. Fox. All voted in favor.

There being no further public business or public comments, the Board entered into an Executive Session to discuss a personnel matter.

Respectfully Submitted,

Melva J. Kready
Recording Secretary