

The Board of Supervisors met at the Township office building for their regular meeting on April 17, 2025, 7:30PM with Lowell Fry, Mark Erb and Randy Fox present. The meeting was called to order by the Chairman and followed with the Pledge of Allegiance.

The minutes of the April 3, 2025 Meeting were distributed. **Mr. Erb made a motion to approve the minutes of the April 3, 2025 Meeting as presented; second by Mr. Fox. All voted in favor.**

POLICE REPORT

Chief Jason Riggle was unable to attend. His reports for February and March were distributed.

FIRE DEPARTMENT REPORT – Mastersonville Fire Department

Ivan King reported on the 2025 January through March statistics for the Mastersonville Fire Department. The fire company responded to 57 calls for the quarter with 35 of them in Rapho Township. Average manpower per call was 11.7 with the busy time for calls between 2 p.m. and 6 p.m. The busiest day of the week was Saturday. Mr. King said most of the calls were traffic accidents and the department also had an increased number of brush fires.

PUBLIC COMMENTS - None

CHAIRMAN'S COMMENTS – None

PLANNING

BRIEFING ITEM:

Colebrook Ridge School

790 Hossler Road

Final Plan/ Modification, RT#25-470

DC Gohn

The proposed improvements are located along Hossler Road and the property is located entirely in the Agricultural Zoning District. The client is proposing a one-room Amish school, stone access drive, on lot sewer, stormwater facilities, and other site improvements. Stormwater will be managed by two underground stone beds. The total site disturbance is 0.68 acres. Applicant is seeking the following modifications: Subdivision and Land Development Ordinance 1. Section 295-305 – Preliminary Plan Application, 2. Section 295-408.D – Wetland Study. Stormwater Management Ordinance 1. Section 286-28.D – Pipe Size, 2. Section 286-28.K – Junction Structures.

Brian Cooley of DC Gohn reviewed the plan with the Board. **Mr. Erb made a motion to move the Colebrook Ridge School Final Plan and Modification to an action item; second by Mr. Fox. All voted in favor.**

Mr. Erb made a motion to grant conditional approval for the Colebrook Ridge School Land Development Plan and Modifications #25-470 located at 790 Hossler Road subject to the applicant addressing the comments in the RETTEW letter dated April 4, 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.

ACTION ITEM:**Paradise Energy Solutions****1320 Strickler Road****Final Plan and Modifications RT# 24-467****Harbor Engineering**

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 for 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 295-602.E.1 – Reconstruction of Existing Streets ,
2. Section 295-602.H.5 – Horizontal Alignment: minimum curve separation (NEW),
3. Section 295-602.H.6 – Horizontal Alignment: minimum curve radius (NEW),
4. Section 295-602.I.6 – Vertical Alignment,
5. Section 295-602.I.3 Vertical Curve Length (NEW),
6. Section 295-602.J.4 – Intersections – Clear Sight Triangle,
7. Section 295-602.J.5 - Distance between centerline of streets,
8. Section 295-602.K Curbing,
9. Section 295-602.L.1.d– Sidewalks – Minimum Grass Planting Strip,
10. 295-603.A.3 – Access Drives: Parking (NEW)

The applicant is seeking the following Stormwater Management Ordinance Modifications:

1. Section 286-22.A.2 – Profiles at 30 scale to Match Plan Scale,
2. Section 286-28.D – Conveyance Facility Design Criteria,
3. Section 286-28.D – Conveyance Facility Design Criteria -Swale Design – Minimum Bottom Slope,
4. Section 286-29.C –Aboveground Storage Facility Criteria: Embankment Slope,
5. Section 286-30 – Volume Control

Steve Gergley of Harbor Engineering reviewed the plan with the Board. **Mr. Fox made a motion to grant conditional approval for the Paradise Energy Solutions Land Development Plan and Modifications #24-467 located at 1320 Strickler Road subject to the applicant addressing the comments in the RETTEW letter dated April 3, 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.**

Garman Coal and Mulch

196 N. Erisman Road

Final Land Development and Stormwater Plan RT#24-462

Hartech Engineering and Consulting, LLC

Mr. Erb made a motion to acknowledge the Garman Coal and Mulch grant of time extension to obtain approvals from PA DEP until December 30, 2025; second by Mr. Fox. All voted in favor.

OLD BUSINESS - None

NEW BUSINESS

Mr. Fox made a motion to approve the capacity request from Gap Brother's Holdings/Paradise Energy Solutions for sixteen water and twelve sewer EDUs for property located at 1320 Strickler Road and authorize the township manager to notify the Borough Authority of the allocation; second by Mr. Erb. All voted in favor.

Mr. Fox made a motion to approve the Hempfield Rec Commission to use Rapho Township roadways for the Annual Tri-for-Life triathlon on Sunday, June 15, 2025, from 8:00 a.m. to 10:30 a.m.; second by Mr. Erb. All voted in favor.

Consider a Resolution of the Township of Rapho, Lancaster County, Pennsylvania accepting the dedication of Barrington Drive and portions of Heatherwood Drive and Fieldstone Drive as a part of the Public Road System of Rapho Township. **This request was withdrawn by the applicant and will be submitted for a future meeting.**

CORRESPONDENCE

Letter from a Rapho Twp resident willing to serve on the Manheim Community Library Board

Notification from LCSWMA of quarterly trash rebate in the amount of \$5,121.42.

Notification from XPO that they will not be connecting to the Mount Joy Borough Authority sewer system at this time

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 7:57PM.

Respectfully Submitted,

Melva J. Kready

Recording Secretary