

The Board of Supervisors met at the Township office building for their regular meeting on May 15, 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 May 1, 2025 Meeting were distributed. **Mr. Erb made a motion to approve the minutes of the May 1, 2025 Meeting as presented; second by Mr. Fox. All voted in favor.**

POLICE REPORT

Chief Jason Riggle reported on the statistics for April which included 5764 miles traveled in Rapho, 159 Incident Reports, 7 Criminal Arrests, 23 Traffic Accidents, 54 Traffic Citations, 35 Traffic Warnings and 23 UCR Offenses of which 11 were cleared. Chief Riggle received a request to utilize Unlimited Towing in the township which he has denied. He said the department likes to use local companies and has been using Kreiser's Garage as the primary company to provide towing and Cocker's Towing in Elizabethtown to provide towing for heavy vehicles. He said both companies are very dependable. Chief Riggle reported that the department has given a Safety Presentation to an Amish school, and they hope to do more in the future. He said it was well received by both the students and the parents who attended.

FIRE DEPARTMENT REPORT – Manheim Fire Department

Dan Reif reported that he does not have an incident report for the last quarter, but they will have a mid-year report in August. He distributed financial reports to the Board for their review. Mr. Reif said the annual fund drive began about 2 weeks ago, and the returns are coming in. Manheim Borough has requested that EMS Life Lion be able to store the second rig in their facility until the end of the year. Mr. Reif said extra expense comes with having extra EMS persons in their facility daily therefore the fire company has requested an additional \$800 per month from Manheim Borough. Township Manager Randall Wenger said the hosting costs of the EMS rigs is currently being split between Manheim Borough, Penn Township and Rapho Township. Mr. Reif said they haven't had many issues to work through, and it has worked well so far. On June 22 there will be food trucks at the fire station.

CONTINUATION OF THE CONDITIONAL USE HEARING 2025-53 for Philip D. and Darlene N. Nolt, 185 Oak Tree Road for an ATV sales and repair shop as an Agricultural Related Business.

Mr. Fry explained the process for a Conditional Use Hearing. He asked if there was anyone present that would like to be a party to the hearing. There was nobody who wanted to be a party to the hearing. Mr. Fry recontinued the hearing. He asked Mr. Wenger if the hearing was posted. Mr. Wenger said the property was posted on April 22nd and the hearing was advertised in the Lancaster Newspaper on April 17th and April 24th.

Alexander Vasilenko of Red Barn Consulting reviewed the application with the Board. Mr. Nolt received Zoning Hearing Board approval on May 6th. Mr. Fox had a concern that the outdoor display that is being proposed consisting of 2 ATVs for sale and a small sign is too close to the Oak Tree Road and Route 72 intersection. His concern is that people will pull along Route 72 to look

at the items for sale. Mr. Fox recommended the display area to be off Oak Tree Road instead. Mr. Fry asked questions concerning how many people work in the business and what other uses are in the barn other than the ATV shop. He also asked if the vehicles (ATV's) are licensed. Mr. Nolt said 90% of the ATVs are used on farms and are not licensed. Township Engineer Jim Caldwell asked how many vehicles go in and out of the property for the proposed business in a week or a month. Mr. Nolt said there have been about 50 farmers that brought machines. Mr. Fry asked how many square feet the shop area is, and Mr. Nolt said it is approximately 35' x 35'. There were no questions from the audience.

Mr. Caldwell asked Mr. Vasilenko if his client is okay with the 11 proposed conditions. Mr. Vasilenko had not seen the RETTEW letter with the proposed conditions and so he and Mr. Nolt looked over them during the meeting. There was more discussion concerning the location of the proposed display area and the concerns about that.

Brandon Arter of 114 Oak Tree Road said he lives across the road from the Nolt's and has used their services many times. He thinks the business is a benefit for the community and should be able to continue. Mr. Arter said there is not much noise, and he feels the Nolt's are great people.

Mr. Fry asked and there was some discussion on where the inventory is kept and where the units that need repair are stored. Mr. Nolt said they there is a 5000SF storage area that is used.

After reading the proposed conditions, Mr. Nolt asked Mr. Caldwell to clarify the condition concerning a traffic impact assessment or trip generation study. Township Solicitor Alexa Martin asked Mr. Nolt what type of properties are adjacent to his. He said 3 sides are farms and there are 3 residential properties across the road from him. Ms. Martin asked if there is any noise or if there are odors generated by the proposed business and he said no. She asked how much parking is available and Mr. Caldwell said there is adequate parking.

Mr. Erb made a motion to close the hearing; second by Mr. Fox. All voted in favor. The Board decided to render a decision at one of the next two meetings.

PUBLIC COMMENTS

LaTrobe Barnitz, New Executive Director, Manheim Community Library introduced himself to the Board. He reported on the move to their new facility at Pleasant View Communities in Penn Township. He said the new building is ADA compliant and very open and said they now have the ability for more programs. So far since their move, 75 new library cards have been issued, 11 of which are from Rapho Township residents. The Summer Reading Program will kick off on June 7. Mr. Fry congratulated Mr. Barnitz on his new job.

Delphin Vasquez of 1456 Fieldstone Drive said a letter was signed and sent to the Board asking them to consider withdrawing the grant application that was submitted for lights at the ball fields in the Rapho Community Field. Mr. Fry said he understands the concerns of the residents because the lighting of the fields could bring some changes to the park. He explained that construction of park lands and sporting fields is very expensive. When the fields were built at the Rapho Park in early 2000, they were designed to have lights. There are some valid concerns that will have to be worked through if the grant is received concerning night use, traffic, speakers, etc.

Steve Skiles of 1466 Fieldstone Drive said he feels there is a lot of misinformation out there and feels it would be helpful to have a meeting with the ball field light discussion on the agenda. He feels the community does not know what the Board is thinking.

Joan Inners of 1890 Emerald Way feels there is a lack of communication and feels if the community would know what the plans were, it would be helpful. She is concerned about the parking and the amount of cars with children running around when there are tournaments.

CHAIRMAN'S COMMENTS – None

PLANNING

BRIEFING ITEM:

PA Renaissance Faire Theatre Expansion

2773/2775 Lebanon Road

Sketch Plan and Modification RT# 25-471

Harbor Engineering

On behalf of our client, the Pennsylvania Renaissance Faire (the Faire), we are submitting a Waiver of Land Development Plan request for a new theater addition to the mansion. The Faire operates on two properties located at 2775 and 2773 Lebanon Road. The Faire currently operates a dinner theater in the mansion. As shown on the attached plan, the Faire is proposing to construct an addition on the north side of the mansion to accommodate a new theater, which will replace the current one. The theater will have the same capacity as the existing theater. The existing theater within the mansion will be renovated and restored to its historic style and will still be utilized for the Faire.

The addition will be constructed over a gravel parking area that is proposed to be removed, resulting in a decrease in impervious area. As noted on the plan, the gravel area to be removed outside of the addition footprint will be replaced with topsoil and will be returned to a vegetated condition. The property is served with a private sewage treatment plant and on-lot wells. Because the theater use is not utilized when the Faire is operating, the parking, water, and sewer demands are far less than when the Faire is fully operational. Because there will be a decrease in impervious area, and because the water, sewer, and parking demands are significantly lower than

when the Faire is operational, and because the theater will simply replace the existing one in the mansion, we submit that waiving land development is appropriate for this project. Applicant is seeking a Modification of Section 295-305, 295-306 – Preliminary and Final Land Development Plan Processing.

Steve Gergley of Harbor Engineering and the applicant **Scott Bowser** reviewed the plan with the Board.

Mr. Erb made a motion to advance the PA Renaissance Faire Theatre Expansion RT# 25-471 to an action item; second by Mr. Fox. All voted in favor. Mr. Fox made a motion to conditionally approve the PA Renaissance Faire Theatre Expansion waiver of Land Development Plan RT# 25-471 located at 2773/2775 Lebanon Road, subject to the applicant addressing the comments in the RETTEW letter dated May 1, 2025; second by Mr. Erb. All voted in favor.

BRIEFING ITEM

Cornerstone Business Park Lot W-4

Cornerstone Road and Willow Creek Drive

Preliminary/ Final/Modification RT# 25-472

KCI Technologies, Inc.

On behalf of our Client, KW Cornerstone W-4 LLC, we are hereby formally submitting the Land Development Plans for the development of Lot W-4 in the Cornerstone Business Park. KW Cornerstone W-4, LLC desires to develop the vacant lot with a new warehouse with loading docks and associated site improvements. The property is currently owned by KW Cornerstone W-4, LLC.

The project involves the construction of a new ±92,880 sf warehouse building with 17 loading docks and associated site improvements. Access to the site will be from Cornerstone Drive via two new driveways, one for truck traffic and the other for passenger vehicles. Additional site improvements include paved parking and access drives, utility laterals, landscaping, and stormwater management facilities. As part of the project, excess earthwork from Lot W-4 will be placed and graded on the adjacent Lot 5. The applicant is seeking the following SALDO Modification: Section 305 –modification of the Preliminary Land Development Plan.

Scott DeBell of KCI Technologies and **Brian Johnson** of Kinsley Properties reviewed the plan with the Board.

ACTION ITEM:

Bryan and Heather Zeamer

1000 Old Line Road

Stormwater Management Plan Modification – RT#25-473

Harbor Engineering

The applicant is seeking approval of their Stormwater Management Plan and a Modification of SWM Section 286-14.B.4 - Minor Land Disturbance Requirements.

Mr. Fox made a motion to grant conditional approval of the Bryan and Heather Zeamer Stormwater Management Plan and Modification #25-473 located at 1000 Old Line Road, subject to the applicant addressing the comments in the April 29, 2025 RETTEW letter 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.

OLD BUSINESS - None

NEW BUSINESS

Mr. Fox made a motion to approve of the Monitoring Agreement with 3T Security for the Public Works Building and authorize township officials to sign the agreement; second by Mr. Erb. All voted in favor.

Mr. Fox made a motion to approve authorizing township officials to sign the updated MAWSA capacity request for 2900 EDUs; second by Mr. Erb. All voted in favor.

Mr. Fox made a motion to approve the hiring of Rodney Fidler for a part-time seasonal field prep position at a starting rate of \$20/ hr. subject to him passing pre-employment testing; second by Mr. Erb. All voted in favor.

CORRESPONDENCE

Letter of Thank You for generous donation to the Chiques Creek Watershed Alliance
Letter from concerned citizens in reference to Grant Application for ball field lights
Manheim Community Library Newsletter

APPROVAL OF THE DISBURSEMENT LIST – Mr. Fox made a motion to approve the disbursement list and pay the bills; second by Mr. Erb. All voted in favor.

There being no further public business or public comments, the meeting adjourned at 8:53PM.

Respectfully Submitted,

Melva J. Kready
 Recording Secretary