

The Board of Supervisors met at the Township Office Building for their regular meeting on June 5, 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 May 15th Meeting were distributed. **Mr. Erb made a motion to approve the Minutes as presented; second by Mr. Fox. All voted in favor.**

PUBLIC COMMENTS

Nathan Kershner Operation Manager of Unlimited Towing said he would be interested in providing towing services to the southern end of the township, Esbenshade Road and south. He could obtain a location at 1570 Habecker Road that includes an impound that he would utilize if given the opportunity to provide services in the township. Currently, Mount Joy Police use his services for towing, and he feels his response time would be much quicker to the southern end than what Kreiser's could provide due to his location. He shared various ETA responses to various locations and said he carries safety equipment in his trucks giving him the ability to make the scene safer for everyone. Mr. Kershner indicated he would be supportive of township events. He would like the opportunity to provide services to the township and asked if the Board would consider trying them for 1-2 months. Mr. Fry said the Board follows police staff recommendations. He thanked Mr. Kershner for coming and talking to the Board and will take his comments into consideration.

CHAIRMAN'S COMMENTS - None

OLD BUSINESS

Conditional Use Application 2025-53 - The Board delayed the decision for the Philip D. & Darlene N. Nolt Conditional Use Hearing that was held May 15, 2025. Each of the supervisors had conversations with the attorney. The Board held an Executive Session prior to the start of this meeting concerning the decision. **Mr. Erb made a motion to deny the Conditional Use Application 2025-53 for Philip D. and Darlene N. Nolt of 185 Oak Tree Road, Manheim for an Agricultural Related Business pursuant to the terms of the draft decision prepared by the solicitor; second by Mr. Fry.** There were no comments from those in attendance. **Mr. Erb and Mr. Fry voted in support of the motion. Mr. Fox was opposed to the motion.**

PLANNING

BRIEFING ITEM:

Noah W. Kreider and Sons

240 and 416 Weaver Road

Proposed Riding Arena and Lot add on Plan RT# 25-476

Team Ag, Inc.

The applicant is seeking to take 6.154 acres from 416 Weaver Road, presently 47.516 acres, and add it to 240 Weaver Road, presently 80.47 Acres. The end result will be 416 Weaver Road at 41.362 acres and 240 Weaver Road at 86.624 acres. Both properties are in the Agricultural Zone. The applicant is seeking to construct a riding arena at 240 Weaver Road. The Applicant is making the following Waiver/Modification Requests: SALDO Section 295-305 – Preliminary Plan Application. Sections 295-403.D.13, 295-403.D.15, 295-408.B.6.c, and 295-408.B.6.d pertaining to replacement Septic Area.

Stormwater Management Ordinance Section 286-30.A.(2).(c).(1)- Maximum Loading Ratio for Volume Control Facilities.

Cameron Renehan of Team Ag, Inc reviewed the plan with the Board. The arena is for personal use only and will be used during winter months. He said his client does not have any concerns about the comments in the Rettew letter dated May 29, 2025. Township Manager Randall Wenger said this plan went before the Planning Commission on Monday, June 2, 2025, and they moved it to an action item, recommending approval.

Mr. Fox made a motion to consider the Noah W. Kreider and Sons RT#25-476 as an action item; second by Mr. Erb. All voted in favor. Mr. Erb made a motion to grant conditional approval for the Noah W. Kreider and Sons Proposed Riding Arena and Lot Add-On Plan and Modifications RT# 25-476 with properties located at 416 and 420 Weaver Road subject to the applicant addressing the comments in the RETTEW letter dated May 29, 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:

Cornerstone Business Park Lot W-4

Cornerstone Road and Willow Creek Drive

Preliminary/ Final/Modification RT# 25-472

KCI Technologies, Inc.

KW Cornerstone W-4, LLC desires to develop the vacant lot W-4 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 withdrew the following SALDO Modification: Section 305 – Modification of the Preliminary Land Development Plan. The applicant has submitted the following additional SALDO modifications: Section 602.E.1.a, 602.K, 609.E. Requiring the reconstruction of roadway frontage to the centerline, and the Stormwater Management Ordinance, Section 286-28.D requiring a minimum pipe diameter of 18", Section 286-29.C requiring a maximum allowable side slope on the interior of the basin of 5:1.

Mr. Wenger reviewed the plan with the Board. He said the applicant has made changes and added modifications which have minimized the impact on the surrounding properties.

Mr. Fox made a motion to grant conditional approval to the Cornerstone Business Park Lot W-4 Land Development Plan and Modifications RT# 25-472 located at Cornerstone Road and Willow Creek Drive subject to the applicant addressing the comments in the RETTEW letter dated May 30, 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.

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

NEW BUSINESS

Mr. Fox made a motion to permit the Janus School to utilize Rapho Township sidewalks and park for the 2025 Ginger Goudie 5K and Fall Fest on Saturday, October 4, 2025; second by Mr. Erb. All voted in favor.

Mr. Erb made a motion to approve the Fireworks Permit application from Tim Good for a Fireworks Display on Friday, June 27, 2025 at 706 Milton Grove Road, and authorize township officials to issue the necessary permit; second by Mr. Fox. All voted in favor.

Mr. Fox made a motion to approve the agreement with Constellation New Energy, Inc. for a 30-month Fixed Price Contract for electric supply at \$0.08586 per kWh and authorize township officials to execute the necessary documents; second by Mr. Erb. All voted in favor.

Mr. Fox made a motion to approve Resolution 2025-8 of the Township of Rapho, Lancaster County, Pennsylvania accepting the dedication of Barrington Drive and portions of Fieldstone Drive as part of the Public Road System of Rapho Township, and authorize township officials to execute the related documents; second by Mr. Erb. All voted in favor.

Mr. Fox made a motion to approve the Levi P. and Rebecca King Land Development Planning Module Resolution 2025-9 for 1331 Shelly Road; second by Mr. Erb. All voted in favor.

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

The Earned Income Tax Collections May Report was distributed and reviewed. The revenue from EIT is running about .79% above budget.

CORRESPONDENCE

Milanof-Schock Library – May 2025 Newsletter
Penn Township – Summer 2025 Newsletter

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 8:04PM.

Respectfully Submitted,

Melva J. Kready
 Recording Secretary