

The Board of Supervisors met at the Township office building for their regular meeting on August 7, 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 July 17, 2025 Meeting were distributed. **Mr. Erb made a motion to approve the minutes of the July 17, 2025 Meeting as presented; second by Mr. Fox. All voted in favor.**

PUBLIC COMMENTS - None

CHAIRMAN'S COMMENTS – None

PLANNING

BRIEFING ITEM:

Hills of Jamesfield Manor

3496 Meadow View Road

Revised Final Subdivision Plan and Modification RT# 25-481

Harbor Engineering

James Keener is proposing to re-organize lot lines for Lots 1,5,6, and the remaining farm. The attached plan shows the re-configured lot lines, all of which will continue to comply with the minimum lot size requirements established with the original plan. In 2022, the plan was revised to document the merger of a 3-acre parcel from Meadow View Road with the farm property (3646 Meadow View Road). This plan further clarifies that the development right associated with that parcel is assigned to 3646 Meadow View Road. Finally, the floodplain easement that was shown on the previous plan has been removed and the FEMA 100-year floodplain has been added.

The road and common stormwater infrastructure have been installed. All of the properties and lots involved with this plan are within the Agricultural Zoning District. Sewage Planning for the lots was approved with the original plan, and no new lots are being created. Three (3) modifications of the Rapho Township Subdivision and Land Development Ordinance are being requested. Section 403.1.A – Drafting Standards, Section 403.3.A – Existing Contours, Section 403.3.C – Existing Features within the Subject Tract.

Steve Gergley of Harbor Engineering reviewed the plan with the Board. Township Manager Randall Wenger said the Rapho Township Planning Commission recommended approval with the conditions stated in the Rettew letter dated July 10, 2025.

Mr. Fox made a motion to advance the Hills of Jamesfield Manor Revised Final Subdivision Plan and Modification RT# 25-481 to an action Item; second by Mr. Erb. All voted in favor. Mr. Fox made a motion to grant conditional approval for the Hills of Jamesfield Manor Revised Final Subdivision Plan and Modifications RT# 25-481 subject to the applicant addressing the comments in the RETTEW letter dated July 10, 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:

Colebrook Ridge School

790 Hossler Road

Final Plan and Modification RT#25-470

D.C. Gohn (This plan received Conditional Approval from the BOS on April 17, 2025, but is seeking four additional Modifications.)

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. ***NEW MODIFICATION REQUESTS: Section 310-513.A. Improved Surfaces, Section 295-602.E.5 Improvement of existing streets, Section 295-603 Access Drive Construction, 295-603.A.5, 295-602.J.4.b. - Clear Sight Triangle.***

Todd Smeigh of DC Gohn said the applicant is currently communicating with PennDOT regarding the driveway. The applicant was not present at the meeting and Mr. Smeigh asked the application be tabled. **Mr. Erb made a motion to table the Colebrook Ridge School Application; second by Mr. Fox. All voted in favor.**

BRIEFING ITEM:

Rapho Township

1404 Kinderhook Road

Subdivision and Modification

RETTEW

Rapho Township is seeking a subdivision of 1404 Kinderhook Road, Columbia from the parent parcel and a waiver of Section 295-306 – Final Plan Processing

Mr. Fox made a motion to advance the Rapho Township Subdivision Plan and Modification for 1404 Kinderhook Road to an Action Item; second by Mr. Erb. All voted in favor. Mr. Fox made a motion to grant approval of the Rapho Township Subdivision Plan and Modification for 1404 Kinderhook Road 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

Red Rose Midstream/ Rhoades Energy
55 Maibach Lane
Stormwater Management Plan and Modifications RT#25-479
DC Gohn

Rhoades Energy's Red Rose Midstream Terminal is an existing facility that currently provides ethanol offloading and propane offloading and storage. The Red Rose Rail Biodiesel project seeks to install a stone truck turning lane to connect the existing driveway to the concrete loading and retention pad. The loading pad will contain pumps, meters, electrical, piping and equipment for rail car offloading. Biodiesel will be transported by truck to Rhoades two other storage locations in Parkesburg and Quarryville for blending and sale to customers. The applicant is seeking modification of Stormwater Management Ordinance Section 286-28.D Minimum pipe size and Section 286-29.C – Spillway Design, Section 286-30.A.(2).(c).[2] – Loading Ratios and Subdivision and Land Development Ordinance Modifications Section 350.513.A and Section 350.513.B.1 – Improved Surface and Street Standards, Section 295-603 – Access Drive Construction, Section 295-603.B – Access Drive Site Lighting

Todd Smeigh of DC Gohn and **Steve McCracken** of Rhodes Energy reviewed the plan with the Board. Mr. Fry asked if the loading pad will be covered. There was a discussion on what happens if there is a spill. Mr. McCracken explained that biodiesel is not toxic and is not a hazmat material. Mr. Fry recommends they consider putting a cover over the loading pad.

Mr. Fox made a motion to grant conditional approval for Red Rose Midstream/ Rhoades Energy Stormwater Management Plan and Modifications RT#25-479, subject to the applicant addressing the comments in the RETTEW letter dated August 5, 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.

Elm Tree Phase 4C
Financial Security Release request RT#19-382
Developer is requesting release of financial security in the amount of \$614,832.01.

Mr. Erb made a motion to fully release the financial security in the amount of \$614, 832.01 for Elm Tree Phase 4C as recommended by the RETTEW letter dated July 31, 2025; second by Mr. Fox. All voted in favor.

Galen & Luella Martin
2946 Back Run Road
Subdivision Plan and Modification RT#24-453
Harbor Engineering
Consider Applicant's request for full release of financial security.

Mr. Fox made a motion to fully release the financial security in the amount of \$31,124.00 for Galen & Luella Martin as recommended by the RETTEW letter dated August 5, 2025; second by Mr. Erb. All voted in favor.

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

OLD BUSINESS - None**NEW BUSINESS**

Mr. Fox made a motion to approve the Settlement Agreement with Phil and Darlene Nolt for their appeal of the Board's denial of their Conditional Use Application 2025-53; second by Mr. Erb. All voted in favor. The primary change listed in the Settlement Agreement would be that there will be no display areas along Route 72 or Oak Tree Road.

Mr. Erb made a motion to approve Resolution 2025-12 establishing an Intergovernmental Cooperation Agreement with West Hempfield Township and the associated Memorandum of Understanding; second by Mr. Fox. The Resolution and Memorandum of Understanding allows Rapho Township and West Hempfield Township to work together to remove the South Garfield Road Bridge and to split the cost to do so.

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

The Earned Income Tax Collections July Report was distributed and reviewed. The revenue line item is down about 1.4%, which is typical for the month of July.

CORRESPONDENCE

Notification of Air Quality Permit Renewal – 220 Eby Chiques Rd – Wenger Feeds

Milanof-Schock Newsletter – July 2025

LCCD – Notification of 2 mosquito traps set in RT – Neither tested positive for West Nile Virus

Manheim Community Library – Thank you letter for donation.

Notification of a Water Quality Management Permit Amendment Application from MAWSA to the PA DEP

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.

Emergency Management Coordinator Lori Shenk briefed the Board on the submission of claims she has received due to the flood event of July 14th.

There being no further public business or public comments, the meeting adjourned at 8:08PM.

Respectfully Submitted,

Melva J. Kready
Recording Secretary