

The Board of Supervisors met at the Township Office Building for their regular meeting on September 4, 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 August 21st Meeting were distributed. **Mr. Erb made a motion to approve the Minutes as presented; second by Mr. Fox. All voted in favor.**

Conduct Hearing on a Rezoning Petition for 24 Garden Lane and consider Ordinance 2025-5 amending zoning for that parcel from Agricultural to Industrial.

After reviewing the rezoning hearing procedures, Mr. Fry called the Rezoning Hearing for 24 Garden Lane to order. **John Mateyac** introduced himself as the representative for Strickler Road Associates which is owned by **Chris Neiles** who also owns Keystone Lawn Care and Keystone Pest Control. Strickler Road Associates owns 1151 Four Star Drive and 24 Garden Lane. They are requesting that the property at 24 Garden Lane would be rezoned from Agricultural to Industrial. He noted that Garden Lane is zoned agricultural and is surrounded by properties zoned Industrial. Mr. Neiles gave the history of his businesses. His plans are to remove the office and build a larger office. He explained that rezoning this parcel and combining the 2 lots would allow him to expand the footprint of the current building on 1151 Four Star Drive without the setback requirements that currently exist between that property and 24 Garden Lane. The entrance to the property would continue to come off Four Star Drive. Mr. Mateyac said the Rapho Township Planning Commission and the Lancaster County Planning Commission recommended approval. He also indicated that the township engineer also reviewed the petition and has found it to be consistent with the Zoning Ordinance and the Manheim Central Comprehensive Plan along with the Lancaster County Comprehensive Plan. Mr. Fry reviewed the plans for removing the current office and adding a new one. He was told there will not be a new building placed on 24 Garden Lane and that the current dwelling will be removed. Mr. Neiles plans to continue a landscape buffer along Garden Lane and the Bair's property.

Township Manager Randall Wenger said he advertised the hearing in the Lancaster Newspapers on August 19 and 26, 2025 and posted the property on August 26, 2025 at 9:32AM. He said there was a typographical error on the lot area, listing it as 6.11 acres rather than 0.611 acres. He updated the notice and reposted the property on August 29, 2025 at 12:08PM.

Mr. Fry asked if anyone in attendance had any comments. **Art Wilmot** of 76 Garden Lane commented that the plan that is shown on the screen does not show the other 9 houses he feels would be affected by the proposed rezoning. He said he likes Mr. Neiles and would have a different reaction if the proposed use would be for a hospital or some sort of public service but he does not feel that rezoning should be approved in order to help one man's business. He feels that there was not a typographical error but that the error was really an attempt to rezone the entire block in an effort to push the residents out of the neighborhood. Mr. Fry said nobody intended to rezone the entire block. The Rezoning Petition and the Lancaster County and Rapho Township Planning Commission reviews were for 24 Garden Lane only. He said any property owner can petition the Board to rezone their parcel at any time.

Robert Bair of 34 Garden Lane expressed his concern about not enough parking. He does not see the need to rezone 24 Garden Lane to Industrial.

Jason Trusa of 96 Garden Lane feels rezoning this parcel will impact neighbors mortgages and insurance premiums, will make the buyer pool for homes in their neighborhood smaller, will cause safety issues, change the aesthetics, lack of amenities, etc. He said if given the chance he would not purchase his house again because of being surrounded by warehouses. He said when he purchased his house it was surrounded by farmland.

Arlene Bair of 34 Garden Lane said she has lived there since 1996 and does not mind the warehouses because the workers are pretty much gone by 5:00PM. She said they have had their water vein hit a couple of times which caused them to redrill their well. She does not want to have to put in public water.

Sue Fair of 136 Garden Lane said she did not receive any mailings about the rezoning. Attorney Susan Peipher said that is why the township posts the property and advertises the hearing. Mr. Fry said the letters go to adjoining property owners and the township does what they can in order to notify everyone.

Mr. Mateyac said this area is part of the Growth Area in the Comprehensive Plan. Rezoning this property from Agricultural to Industrial is appropriate based upon the zoning of the surrounding properties and that is what he and Mr. Neiles are asking for. Mr. Fry said this area with residential houses zoned Agricultural is like an island and is currently surrounded by Industrial. He explained that when looking at a petition for rezoning the Board needs to make sure they are consistent with the Comprehensive Plan and with the surrounding zoning. Mr. Fry said public water and sewer is reserved for all of the Garden Lane properties and those property owners wanting to connect should reach out to the township.

Mr. Fox made a motion to close the hearing; second by Mr. Erb. All voted in favor. Mr. Erb made a motion to approve Ordinance 2025-5 amending the zoning for 24 Garden Lane from Agricultural to Industrial; second by Mr. Fox. All voted in favor.

PUBLIC COMMENTS – None

CHAIRMAN'S COMMENTS - None

PLANNING

Doug & Whitney Metzler

4312 Elizabethtown Road

Stormwater Management Plan and Modification RT#24-460

Harbor Engineering

Consider applicant's request for release of Financial Security.

Mr. Erb made a motion to release the Financial Security for Doug and Whitney Metzler as recommended by the RETTEW letter dated September 3, 2025 in the amount of \$40,484.00; second by Mr. Fox. All voted in favor.

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

OLD BUSINESS - None

NEW BUSINESS

Mr. Erb made a motion to approve the Memorandum of Understanding (MOU) Agreement with the Lancaster County Planning Department for expedited reviews of qualified Subdivision and Land Development Plans; second by Mr. Fox. All voted in favor.

Mr. Fox made a motion to approve the Planning Module Resolution 2025-15 for Colebrook Ridge School, 790 Hossler Road; second by Mr. Erb. All voted in favor.

Mr. Erb made a motion to approve the Accessory Family Dwelling Agreement with Jonas & Sylvia King, 3451 Sunnyside Road Manheim, PA 17545; second by Mr. Fox. All voted in favor.

Mr. Erb made a motion to approve Manheim Borough's request for Mastersonville Special Fire Police to assist with traffic, security and crowd control for the Manheim Farm Show Baby Parade on October 6th from 5:30PM to 7:30PM with a rain date of October 7 and for the Manheim Farm Show parade on Wednesday, October 8th from 5:15PM to approximately 10:00PM; second by Mr. Fox. All voted in favor.

Mr. Fox made a motion to acknowledge the petition of Larry I. and Ruth A. McFarland, to enroll 39.405 acres of land at 2345 North Chiques Road in the Township's Agricultural Security Area; second by Mr. Erb. All voted in favor.

Mr. Fox made a motion to approve the Temporary Holding Tank Maintenance Agreement with the Nicholas Agouridis Trust for property located at 2620 Strickler Road; second by Mr. Erb. All voted in favor.

The Tax Collector's August 2025 Report was distributed and reviewed.

The Earned Income Tax Collections August 2025 Report was distributed and reviewed.

CORRESPONDENCE

Penn Township – Fall 2025 Newsletter

Notification from Heritage Maintenance Collective of 2026 monthly rate

Lancaster Farmland Trust requesting 39.405`acres owned by Larry I. and Ruth A. McFarland be added to the Township's Agricultural Security Area

PennDOT – Request for traffic study at Cider Press & Pinch Rd has been granted and will be performed.

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 8:15PM.

Respectfully Submitted,

Melva J. Kready
Recording Secretary