

The Board of Supervisors met at the Township Office Building for their regular meeting on May 7, 2026, 7:00PM 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 April 16th 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 AN ORDINANCE OF THE TOWNSHIP OF RAPHO, LANCASTER COUNTY, PENNSYLVANIA, AMENDING SECTION 324-9 OF THE RAPHO TOWNSHIP CODE OF ORDINANCES TO RESTRICT PARKING WITHIN THE ELM TREE DEVELOPMENT

Mr. Fry called the hearing to order. Township Manager Randall Wenger said the proposed ordinance that adds Emerald Way and Holly Drive to the list of roadways that restrict parking on both sides of the street and also prohibits overnight parking of vehicles over 10,000 pounds on streets in the Elm Tree Development was properly advertised in the Lancaster Newspaper. Mr. Fry asked the Board and attendees if there were any questions or comments. The Board had none. **Jeff Alexander** of 1434 Willow Creek Drive thanked the Board for putting together an ordinance to address this issue. **Mr. Erb made a motion to close the hearing; second by Mr. Fox. All voted in favor. Mr. Erb made a motion to approve Ordinance 2026-1 amending Section 324-9 of the Rapho Township Code of Ordinances to restrict parking within the Elm Tree Development; second by Mr. Fox. All voted in favor.**

PUBLIC COMMENTS - None

CHAIRMAN'S COMMENTS - None

PLANNING

Bob Brubaker Ag Operation
2963 North Colebrook Road
Financial Security Reduction RT-23-445
NCS Inc.

Mr. Erb made a motion to reduce the Financial Security for Bob Brubaker Ag Operation to \$4,437.70 as recommended by the RETTEW letter dated April 27, 2026; second by Mr. Fox. All voted in favor.

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

OLD BUSINESS - None

NEW BUSINESS

Consider establishing a policy for awarding Rapho Township's Allocation of Water and Sewer Capacity requests - Mr. Fry explained that this policy would apply to both Manheim Water and Sewer Authority and Mount Joy Authority. He also explained that the properties in the sewer and water areas would get precedence over those properties outside of the sewer and water areas.

Bruce Haigh said he feels the policy should be advertised and adopted as an ordinance and feels the Board should not be voting on this resolution tonight since doing so would give no opportunity to review the policy and make comments on it. He said he feels the Board is violating the Sunshine Law. Mr. Haigh serves on the Mount Joy Borough Council and thinks since the Council holds the bonds for the authority that they should have an opportunity for comment. He asked the Board to table allocation requests. Mr. Fry said the township's solicitor wrote the policy and resolution.

Mr. Erb made a motion to approve Resolution 2026-8 establishing a Water and Sewer Capacity Allocation Policy; second by Mr. Fox. All voted in favor.

Consider capacity request from David Miller Associates for 90 EDUs of Water and Sewer Capacity for Oak Tree Development Group - Claudia Shank of McNees Wallace and Nurick and **Bill Swiernik** of David Miller Associates represented Oak Tree Development for the request of 90 EDU's of water and sewer capacity for future development of Donegal Square. Ms. Shank said she had made a water and sewer allocation request to township staff but had never been given an answer concerning the request for additional EDU's for a future project. She said she did not have the chance to review the policy and resolution that was just adopted by the Board. The plan for Oak Tree Development Group proposes two 5-story apartment buildings which would be a total of 90 units. Mr. Fry explained that with the new policy the water and sewer allocations would be considered during the land development process so that allocations would not be given to plans that may not get completed. **Mr. Erb made a motion to deny the request of Oak Tree Development for allocation of water and sewer capacity for a future development requiring 90 EDU's within Donegal Square. Applicant may reapply for capacity allocation as part of the land development process; second by Mr. Fox. All voted in favor.** Ms. Shank asked to clarify that the allocations must be requested during the land development process. Mr. Fry said yes, that is when they should be requested. He said the Board wants the request for a viable plan that will move forward. There was some discussion about what happens with the EDU's that may have already been allocated but do not have a recorded plan and so therefore are not in compliance with the new policy.

Consider capacity request from ELA Group for 343 EDUs of Water and Sewer Capacity for Chiques Crossing - Mr. Erb made a motion to deny the request of Vistablock Chiques Crossing, LLC for allocation of water and sewer capacity for a future development requiring 343 EDU's within a development known as Chiques Crossing. Applicant may reapply for capacity allocation as part of the land development process; second by Mr. Fox. All voted in favor.

Mr. Erb made a motion to set the July 1, 2026 through June 30, 2027 rate for Rapho Township's Municipal Trash and Recycling Program at \$310 for prepayment before July 1, 2026 and \$80 a quarter (\$320 annual rate) for quarterly payments or payments paid after July 1, 2026; second by Mr. Fox. All voted in favor.

The Tax Collector's April 2026 Report was distributed and reviewed.

The Earned Income Tax Collections April 2026 Report was distributed and reviewed. Even though the revenue for April was down, it is still running ahead of budget.

CORRESPONDENCE

Mount Joy Township – Spring 2026 Newsletter

Manheim Community Library - 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 7:31PM.

Respectfully Submitted,

Melva J. Kready
Recording Secretary