

The Board of Supervisors met at the Township Office Building for their regular meeting on August 6, 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 July 16th Meeting were distributed. **Mr. Erb made a motion to approve the Minutes as presented; second by Mr. Fox. All voted in favor.**

CONDITIONAL USE HEARING 2026-55

Jered and Nicole Hess (Hess Seed and Services)

432 S. Erisman Road

Harbor Engineering

Jered and Nicole Hess to expand the existing agricultural related business known as Hess Seeds & Services, Inc. by constructing an additional ±4,800SF building on property located at 432 South Erisman Road in Rapho Township in the Agricultural (A) Zoning District. The application is submitted under Section 350-603.C. and Table 3-1.2 of the Rapho Township Zoning Ordinance.

Mr. Fry asked if there was anyone in attendance that wanted to be a party to this hearing and nobody in attendance asked to be. The hearing was called to order by Mr. Fry. Mr. Fry asked Township Manager Randall Wenger if the hearing was properly posted and advertised. Mr. Wenger said the property was posted on July 27th and advertised 2 times in the Lancaster Newspaper.

Steve Gergely of Harbor Engineering and the applicant **Jered Hess** reviewed the Conditional Use Application with the Board. In the approval of the 1993 Conditional Use Hearing the business was limited in the number of trucks entering the business and the applicant is asking for that condition to be removed. The applicant is fine with all the conditions in the Rettew letter dated June 26, 2026. When asked if the Board had any questions, Mr. Fry asked some questions in order to clarify the request for removing the number of truck deliveries permitted. Mr. Wenger reported that the Planning Commission recommended approval. **Solicitor Susan Peipher** asked if the Hours of Operation Plan submitted with this application is the same as they currently have and Mr. Hess said it is. There were no questions from the audience.

Mr. Erb made a motion to close the hearing; second by Mr. Fox. All voted in favor. Mr. Erb made a motion to approve the Conditional Use Application 2026-55 of Jered and Nicole Hess, 432 S. Erisman Road, to expand the existing agricultural related business known as Hess Seeds & Services, Inc. by constructing an additional ±4,800SF building on property located at 432 South Erisman Road in Rapho Township in the Agricultural (A) Zoning District, subject to addressing the comments and subject to the conditions in the RETTEW letter dated June 26, 2026; second by Mr. Fox. All voted in favor.

PUBLIC COMMENTS - None

CHAIRMAN'S COMMENTS - None

PLANNING

Core 5 at I 283

1240 and 1250 Strickler Road

Financial Security Reduction RT #23-434

HRG

Mr. Fox made a motion to reduce the Financial Security of Core 5 at I-283, 1240 and 1250 Strickler Road to \$1,383,866.71 as recommended by the RETTEW letter dated July 24, 2026; second by Mr. Erb. All voted in favor.

Sam and Martha Stoltzfus

440 N. Colebrook Road

Financial Security Reduction RT# 25-475

Team Ag

Mr. Erb made a motion to reduce the Financial Security of Sam and Martha Stoltzfus, 440 N. Colebrook Road to \$5,049.50 as recommended by the RETTEW letter dated July 24, 2026; second by Mr. Fox. 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 Water and Sewer Capacity Request from Light-Heigel and Associates for KPA RE, LLC 1500 E. Main Street, for 7 Sewer and 9 Water EDUs and rescind the original allocation of 3 Water and Sewer EDUs for the project which were not reserved with Mount Joy Borough Authority; second by Mr. Erb. All voted in favor.

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

The Earned Income Tax Collections July Report was distributed and reviewed. The revenue is currently 5.5% ahead of the budget.

CORRESPONDENCE

Thank you for generous donation – Manheim Community Library

Notification of 2nd Quarterly Rebate for Trash & Recycling - LCSWMA

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.

CONDITIONAL USE HEARING 2026-56

Vistablock Chiques Crossing LLC

3751, 3747, 3721, 3729, 3733, 3741 and 3759 Mount Joy Road

ELA Group

Vistablock Chiques Crossing, LLC is seeking to construct a residential multiple-family dwelling complex consisting of 343 units on property, consisting of approximately 25 acres, located at 3751, 3747, 3721, 3729, 3733, 3741, and 3759 Mount Joy Road in Rapho Township in the Residential (R-1) Zoning District, Open Space Design Overlay (OSDO) Zone, and Floodplain Overlay (FPO) Zone. The applicant further requests modifications of the Open Space Overlay Zone design standards as they relate to maximum permitted height limitations for multiple-family dwellings, maximum/minimum front build-to line requirements, maximum building width requirements, dwelling units to adjoin or face and be within 400' of open space, and open space access requirements. The application is submitted under Sections 350-906.A, 350-906.B, 350-906.C, 350-405, 350-402, 350-515 and 350-602 of the Rapho Township Zoning Ordinance.

Mrs. Peipher explained the process for the Conditional Use Hearing. She called the hearing to order. Mr. Wenger provided proof of posting the properties and advertisement of the hearing in the Lancaster Newspaper.

Mrs. Peipher asked if there is anyone who would like to be a party to the hearing. **Joselle Cleary** solicitor for Mount Joy Borough, and **Melvin Newcomer** attorney representing David and Sandra Christian of 227 Park Avenue, Kenneth & Deborah Eberle of 3775 Mount Joy Road and Mark & Mary Lynam of 371 North Barbara Street were granted party status.

Tom Nehilla of Barley Snyder introduced **Brandon Conrad**, the applicant, **Brent Good** of ELA, **Michelle Madzelan** of ELA and **Tom Devenney** of ELA. Mr. Nehilla reviewed the application with the Board. He also reviewed the multiple submissions made, the Zoning Hearing Board approval and said the Planning Commission recommended conditional approval.

Mr. Conrad shared testimony on Vistablock and the general plans for the project. Mr. Good reviewed the 5 modifications that have been requested for the project in his testimony. Ms. Cleary and Mr. Newcomer cross-examined Mr. Good. Ms. O'Rourke reviewed the Rettew letters dated July 8, 2026 and August 3, 2026 with Mr. Good.

Mr. Erb made a motion to continue the Vistablock Chiques Crossing Conditional Use Hearing to Thursday September 3, 2026 at 971 N. Colebrook Road, Manheim; second by Mr. Fox. All voted in favor.

There being no further public business or public comments, the meeting adjourned at 9:45PM.

Respectfully Submitted,

Melva J. Kready
Recording Secretary