

The Board of Supervisors met at the Township office building for a special meeting on August 11, 2026, 7:00PM 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.

CONDITIONAL USE HEARING 2026-57

Mount Joy Partners LP (Donegal Square)

2100 Strickler Road and 2256 Huber Drive

Conditional Use # 2026-57

DMA

Mount Joy Partners, LP seeks to modify a Conditional Use decision from 2013 for Donegal Square to permit development of two mixed-use buildings containing first-floor commercial space and 85 upper-floor residential apartments, together with related parking, circulation, and other improvements. The properties are located at 2100 Strickler Road and 2256 Huber Drive in Rapho Township in the Mixed-Use Commercial (MUC) Zoning District. The application is submitted under Sections 350-303 and 350-906 of the Rapho Township Zoning Ordinance.

Mr. Fry asked if there was anyone present who would like to be a party to the hearing and there was not. Mr. Fry called the meeting to order. **Township Manager Randall Wenger** reported that the hearing was advertised in the Lancaster Newspaper on July 27th and August 3rd. He posted the property on July 31st.

Applicants Solicitor **Claudia Shank** introduced the applicant **Eric Scott, Bill Swiernik** of David Miller Associates and **Peter Kerekgyarto** of Beers & Hoffman Architecture. Mrs. Shank reviewed the application with the Board. She said the Rapho Township Planning Commission recommended approval.

Mr. Swiernik gave testimony concerning the proposed structures, reconfiguring the existing access drives in order to improve mobility for vehicles, number of parking spaces proposed, the refining and development of pedestrian walkways and stormwater. Mr. Swiernik said he does not have any concerns at this point with the conditions listed on the Rettew letter dated July 14, 2026. Mr. Fry asked Mr. Swiernik several questions concerning the site for the project and the existing buildings, the emergency access drive off Esbenshade Road and if the tenants there know where that access drive is and if a traffic study will be done. Mr. Fry said he has seen dumpsters and snow piles in the access drive. Mr. Swiernik said a traffic study update will be part of the Land Development process. Mrs. Peipher asked whether the tenants in the apartments will have assigned spaces, which they will not. She also asked how many bedrooms will be in the apartments, and they responded with most apartments will have two. She also asked if they will have a restriction in the lease for the apartments to the number of vehicles.

Mr. Kerekgyarto gave testimony to the design of the buildings which will have commercial uses on the first floor and apartments on the 2nd, 3rd and 4th floors. Plans for Building A show 42 apartments and for Building B the plans show 43 apartments. He reviewed the exterior design. Mr. Fry asked about the number of elevators and the answer was each building will have one. Mr. Erb asked about the balconies and if they are usable. The answer concerning the balconies was that they did not get to that level in the design process to make that determination.

Mr. Fry asked if pets will be allowed in the units and if there will be an area for them to do their business outside. Pets will be allowed and there will be an area. Mr. Fry also pointed out that the Ordinance requires open space

for this use and he said he did not see it on the plan. Mr. Swiernik said he is not sure how much land is available on the site for open space and thought perhaps they could pay a fee in lieu of. He also mentioned there is a park that is close to this site. Mr. Fry discussed access drives and whether or not the applicant has considered a right in and right out access drive off Route 230. Mr. Scott said he was not aware there was an issue with the current access drive and he will look into making it more identifiable.

There were no public comments.

The Board entered into an Executive Session to discuss legal issues. After the Executive Session Mrs. Peipher said the Board is requesting more information before closing the hearing.

1. The Board would like more information on the apartments including the number of bedrooms for each apartment and details on the restrictions in the lease agreement for each apartment as it related to number of vehicles the tenant is allowed on site.
2. The Board is requesting a plan of the entire site showing all the areas of parking available for the existing and the proposed uses.
3. The Board would like to see any other access points, emergency or permanent, other than the Strickler Road access off Esbenshade Road.

Mr. Erb made a motion to continue the hearing to Tuesday, September 8, 2026 at 7:00PM at the Rapho Township Office located at 971 North Colebrook Road; second by Mr. Fox. All voted in favor.

There being no further public business or public comments, the meeting adjourned at 8:22PM.

Respectfully Submitted,

Melva J. Kready
Recording Secretary