

RAPHO TOWNSHIP
PLANNING COMMISSION MINUTES
March 3, 2025 at 7:00PM

The meeting was called to order at 7:00 p.m. by Chairman Jay Gainer. Also present were Commission members Chet Eckman, Dennis Shellenberger, Bryan Balmer and Carrol Ehrhart. Randall Wenger, Township Manager and James Caldwell, from RETTEW applicants and their representatives were also present.

APPROVAL OF January 13, 2025 MEETING MINUTES Dennis Shellenberger made a motion to approve the January 13th meeting minutes, Chet Eckmen Seconded, All voted in favor.

ACTION ITEM:

Peck Holding/ Glick Woodworks

55 Maibach Lane

Preliminary and Final Land Development Plan and Modifications RT#24-463

DMA

Jim Caldwell briefed the Commission. The site is located at the intersection of East Main Street and Maibach Lane in Rapho Township, Lancaster County. On the project site, Pecks Holdings, LLC is proposing to construct two buildings (wood storage and production/office) for a shed production company with associated parking, shed display area, utilities, and stormwater management facilities. Access to the site will be provided from Maibach Lane. A highway occupancy permit application is being processed with PennDOT for the driveway. The project is anticipated to be serviced by the Mount Joy Borough Authority for both sanitary sewer and water. The Authority currently has both sanitary sewer and water mains accessible to the subject property. One gravity sanitary sewer lateral and one domestic water lateral have been proposed to service the site. The applicant anticipates a maximum of 16 employees for the site.

The applicant has requested the following Subdivision and Land Development Ordinance modifications: Section 295-305 – Preliminary Plan Application, Section 295-403.1.A.2 Profile Plan Scale, Section 295-602.K – Curbing, Section 295-602.E., 295-602.F, 295-602.G – Reconstruction of Adjoining streets, Construction Standards and Dedication of Additional Right-of -Way. Section 295-602.L –Sidewalks, Section 295-609.E.10. – Street Tree Location.

The applicant has requested the following Stormwater Management Ordinance modifications: Section 286-30 Volume Control.

Carrol Ehrhart made a motion to recommend conditional approval of the plan and modifications, subject to addressing the comments in the 2/26/2025 RETTEW letter except to strike the condition of the modification request of Section 295-602.K – Curbing, requiring the applicant to provide curbing for the landscape Islands, as the applicant is going to remove the landscape islands. Dennis Shellenberger seconded the motion. All voted in Favor.

ACTION ITEM:

KPA RE LLC/ Dunkin

1500 E. Main St

Final Plan/ Modification RT#24-466

Light Heigel & Associates

Jim Caldwell briefed the commission. KPA RE L.L.C. is the equitable owner of the vacant land known as 1500 East Main Street, Rapho Township, Lancaster County, Pennsylvania, which is located within the Mixed-Use Commercial (“MUC”) Zone. The Applicant is seeking to construct a 4,792 square foot commercial building on the Property consisting of two (2) commercial uses: a Dunkin’ Donuts restaurant and an additional commercial retail store.

The applicant is seeking a waiver of the Subdivision and Land Development Ordinance: Section 295-305 – Preliminary Plan, Section 295-403.C.2, 295-403.C.3 – Existing Features, Section 295-408 – Reports, Section 295-602.E.1.a – Reconstruction of Existing Streets, Section 286 – Stormwater Management.

Carrol Ehrhart made a motion to recommend approval of the plan and modifications subject to the applicant addressing the comments on the Rettew February 27, 2025 letter. Chet Eckman seconded the motion. All vote in favor.

ACTION ITEM:

Jay L. and Carol J. Mylin

1592 Old Line Road

Conditional Use # 2025-52

Gibbel Kraybill & Hess LLP

Jim Caldwell briefed the Commission on the conditional use application to permit a commercial dairy/microbiology laboratory use as an Agricultural Related Business on property located at 1592 Old Line Road in Rapho Township, Tax Parcel #540-35901-0-0000 in the Agricultural Zone. The application is submitted under Section 301.B.2.a.(3) of the Rapho Township Zoning Ordinance.

Robin White, Esq. represented the applicant. Attorney White indicated that the applicant was not in agreement with spending money on an engineer to do a traffic count and clear sight triangle, Jim Caldwell explained how that can be done without utilizing an engineer. The applicant also was not in agreement with providing a dumpster enclosure, a back-up septic

absorption area, as there are already two absorption fields in use, or to reimbursing the township for the attorney and engineering cost of processing the application and conducting the hearing.

Carrol Ehrhart made a motion to recommend approval of the conditional use application subject to the conditions in the RETTEW letter dated February 24, 2025, with the exception of Zoning Comment #3. (refuse station screening) and proposed Condition #4 (replacement septic absorption area) and proposed Condition #5 (dumpster screening). Chet Eckman seconded the motion. All voted in favor.

ADJOURN

The meeting was adjourned at 7:32 p.m.

Respectfully submitted,
Dennis Shellenberger, Secretary