

RAPHO TOWNSHIP
PLANNING COMMISSION MINUTES
May 4, 2026 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 and Carrol Ehrhart. Randall Wenger, Township Manager, and Melissa Kelly from RETTEW, were also present as well as applicant's representatives.

PLEDGE OF ALLEGIANCE

APPROVAL OF THE APRIL 6, 2026 MEETING MINUTES

Chet Eckman made a motion to approve the minutes as written, Dennis Shellenberger seconded. All voted in favor.

ACTION ITEM:

Garman Coal and Mulch
196 N. Erisman Road
Final Plan and Modifications RT#24-462
Hartech

Applicant's representatives Mark Jones and Tony Luongo briefed the Commission. They have had new perk tests done, including the home along 772, and it will be subdivided from the farm property. Applicant is seeking approval of a land development plan to construct a shop & office – 11,910 SF on their 79.442 acre farm. Applicant is seeking the following modifications: Subdivision & Land Development Ordinance: Section 295-305 – Preliminary Plan, Section 295-602.E.5 – Dedication of Right-of-Way, Section 295-405.B.11 – Landscape Plan by Reg. Landscape Architect. Stormwater Management Ordinance: Section 286-28.D - Storm Sewer Depth of Cover, Section 283-28.D – Storm Drain Pipe Slope.

Carrol Ehrhart made a motion to recommend conditional approval of the plan and modifications subject to the applicant addressing the comments in the RETTEW letter dated April 27, 2026 to the satisfaction of the Township. Dennis Shellenberger seconded the motion. All voted in favor.

ACTION ITEM:

Strickler Road Associates
1151 Four Star Drive
Lot Add-on Final Plan and Modifications RT#26-493
DM/A

Applicant's representative Bill Swiernik briefed the commission. Applicants are seeking a lot add-on and expansion of the existing facility which houses Keystone Lawn Company Inc. and Keystone Pest Solutions LLC. Both parcels total 1.8004 acres gross, 1.7041 acres net and are located in the Industrial Zone. Applicant is seeking the following Subdivision and Land Development modifications: Section 295-305 – Preliminary Plan Processing, Section 295-403.G.5, 408.D – Wetlands Study, Section 295-602.K – Curbing, Section 295-602.E.1, 602.F, 602.G – Roadway Reconstruction, Section 295-602.L – Construction of Sidewalks, Section 295-603.A.1 – Construction of Access Drives to Collector Street Standards, Section 295-609.5.A.4 – Location of Street Trees and the following modifications of the Stormwater Management Ordinance: Section 286-30.A.1 – Stormwater Runoff Volume Control

Carrol Ehrhart made a motion to recommend conditional approval of the plan and modifications subject to the applicant addressing the comments in the RETTEW letter dated April 17, 2026 to the satisfaction of the Township. Chet Eckman seconded the motion. All voted in favor.

ACTION ITEM:

Rapho, Penn and Manheim Central School District
Hamaker Road Bridge and sidewalk connector project grant Letter of Consistency

Randall Wenger briefed the commission on the project. Rapho, Penn and Manheim Central School District are seeking a letter of consistency from the Rapho Township Planning Commission with the new comprehensive plan for a new, wider bridge over the Chiques Creek on Hamaker Road as well as 3155 linear feet of sidewalk to connect missing links between Manheim Borough, Rapho Township and Penn Township and the Manheim Central School Facilities. Rapho will be submitting the DCED Multimodal Grant application prior to the July 2026 deadline. Penn Township Planning Commission is considering tonight as well and the Lancaster County Planning Department has already issued their letter of consistency and support.

Carrol Ehrhart made a motion to approve the draft letter of consistency as written. Chet Eckman seconded. All voted on favor.

ADJOURN

The meeting was adjourned at 7:23 p.m.

Respectfully submitted,
Dennis Shellenberger, Secretary