

**RAPHO TOWNSHIP
PLANNING COMMISSION AGENDA
January 12, 2026 at 7:00PM**

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ANNUAL REORGANIZATION OF PLANNING COMMISSION

APPROVAL OF THE DECEMBER 1, 2025 MEETING MINUTES

BRIEFING ITEM:

Omar & Emma Lapp
2435 Sunny Side Road
Final Plan/Modification RT#25-487
ELA Group

Omar Lapp is proposing a building/associated Improvements on his property at 2435 Sunnyside Road. The building will be used for repairing wood pallets with approximately 80% related to support agricultural operations, as testified to in the Conditional Use hearing. There will be no outside stacking of wood pallets on the property, no sewage facilities, as those in his building are family members who reside on the property. Hours of operation would remain consistent with the testimony provided in the Conditional Use Hearing: Monday through Friday 8 AM – 5 PM with occasional Saturday operations, and no Sunday operations. Applicant is seeking a modification of SLDO section 305 – Preliminary Plan Processing.

ACTION ITEM: Consider Final Plan/Modifications RT#25-487 as an action item or defer action until a future meeting.

BRIEFING ITEM:

Mount Joy Poultry Remodel for Noah Kreider and Sons
340 Eby Chiques Road
Final Plan/Modifications RT#25-488
Team Ag

Noah W. Kreider & Sons, LLP plan to remodel the existing poultry located at 340 Eby Chiques Road in Rapho Township, Lancaster County. The proposed project includes the demolition of all existing poultry barns, the processing plant and other related structures and access. The project also consists of the construction of a new processing plant, five layer barns, access drives, stormwater management facilities and related appurtenances. The total NPDES permit/project site boundary area is approximately 56.5 acres and the planned limits of

disturbance is 29.0 acres.

Applicant is requesting a modification of SLDO Section 295-305 – Preliminary Plan, Section 295-405.D.1 Sewage Planning Module and a modification SWMO of Section 286-28.D Minimum Pipe Diameter , and SWMO Section 286-30.A.(2).(c).(1)-Maximum Loading Ratio for Volume Control Facilities.

ACTION ITEM: Consider Final Plan/Modification RT#25-488 as an action item or defer action until a future meeting.

BRIEFING ITEM:

AutoZone Store # 10722

821 E. Main Street

Sketch Plan/ Modifications RT#25-289

MDM Surveyors and Engineers

AutoZone Development, LLC is proposing to construct a new 6,816 sf retail auto parts store, parking, driveways, landscaping, associated utilities and stormwater facilities on existing commercial property located at 821 East Main Street in Rapho Township, Lancaster County.

This is a 0.852-acre piece of property (37,126 SF), located at the northeast corner of East Main street and Pointe Drive. The property is currently the home of Riptide Car Wash.

The site will have parking for 40 vehicles. All utilities are adequate and available for the development. Although the car wash is not currently served by public water, new water service will be installed, connecting to the existing water main along East Main Street. Site improvements include lot lighting, screened trash enclosure, road sign, and associated landscaping.

The property is zoned Highway Commercial (HC), and a retail store is a permitted use in this zoning district. The development will be compliant with all current zoning regulations, including setbacks, lot coverage, building height and lot size.

The applicant is seeking a modification of SLDO Section 305- Preliminary Plan and SWMO Section 507-Alternate Stormwater management as opposed to infiltration.

ADJOURN