

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

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

**ANNUAL REORGANIZATION OF PLANNING COMMISSION**

*Carrol Ehrhart made a motion to retain the current officers for 2026. Gainer as Chairman, Ehrhart as Vice Chairman and Shellenberger as Secretary, Bryan Balmer seconded, All voted in favor.*

**APPROVAL OF THE DECEMBER 1, 2025 MEETING MINUTES**

*Carrol Ehrhart made a motion to approve the minutes as written, Bryan Balmer seconded, All voted in favor.*

**BRIEFING ITEM:**

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

Melissa Kelly briefed the Commission. 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.

*Carrol Ehrhart made a motion to move RT#25-487 to an action item. Dennis Shellenberger Seconded, All voted in favor.*

*Carrol Ehrhart made a motion to recommend approval of RT #25-487 and modification for approval subject to the applicant addressing the comments in the RETTEW letter dated December 31 to the satisfaction of the Township. Dennis Shellenberger seconded, All voted in favor.*

**BRIEFING ITEM:**

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

Melissa Kelly briefed the Commission. 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.

*Carrol Ehrhart made a motion to move RT#25-488 to an action item. Dennis Shellenberger Seconded, All voted in favor.*

*Carrol Ehrhart made a motion to recommend approval of RT #25-488 and modifications for approval subject to the applicant addressing the comments in the RETTEW letter dated December 17, 2025 and revised January 7, 2026 to the satisfaction of the Township. Dennis Shellenberger seconded, All voted in favor.*

**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.

*The planning commission offered comments to the applicant's representative regarding not using infiltration for stormwater management and will defer action until it sees a preliminary/final plan.*

#### **ADJOURN**

The meeting was adjourned at 7:30 p.m.

Respectfully submitted,  
Dennis Shellenberger, Secretary