

The Board of Supervisors met at the Township Office Building for their regular meeting on January 15, 2026, 7:00PM with Lowell Fry, Mark Erb & Randy Fox present. The meeting was called to order by the Chairman and followed with the Pledge of Allegiance.

The minutes of the January 5<sup>th</sup> Reorganization Meeting and Regular Meeting were distributed. **Mr. Erb made a motion to approve the Minutes as presented; second by Mr. Fox. All voted in favor.**

**POLICE REPORT**

**Chief Jason Riggle** distributed and reviewed the December 2025 statistics which included 160 Incident Reports, 2 Criminal Arrests, 24 Traffic Accidents, 24 Traffic Citations, 18 Traffic Warnings, 2 Non-Traffic Citations and 12 Offenses, with 8 of them being cleared. Application deadline for the position of police officer is January 27, 2026. There have been several applicants that completed their applications and are expected to participate in the civil service physical agility testing January 31, 2026. There are new educational classes and programs where individual officers are encouraged to participate in various specialties. Seven marked patrol vehicles will soon begin receiving their upgraded camera systems. Chief Riggle reported that crime has actually dropped in the last 2 months instead of increasing over the holidays. Fraud is the largest financial crime for the police department. He encouraged residents to call the police department first to see if the request for money is legitimate even if it seems like it is legitimate. Chief Riggle also reported that reports of Crimes Against Children (Child Line) continues to increase. He said businesses and schools are starting to report more incidents in order to have the police investigate whether or not there is a case which he said is time consuming since the police department cannot determine if someone is innocent or not. The department receives a couple reports each week. The Board thanked Chief Riggle.

**FIRE DEPARTMENT REPORT** – Mastersonville Fire Department

**Ivan King** reported on the quarter October through December 2025. He said there were 69 calls with 30 of them in Rapho Township. He said Thursday and Saturday were tied for the busiest days and busiest time was 7:00AM. He also reported that the average manpower per incident was 9.5. Mr. King said they have a great group of volunteers. Mr. Fry said it appears their volunteer number has gone up which Mr. King concurred. Mr. Fry thanked them for a good job.

**PUBLIC COMMENTS** - None

**CHAIRMAN'S COMMENTS** - None

**PLANNING**

William and Janice Longenecker  
 34 Oakwood Drive  
 Stormwater Management plan RT #25-469  
 Financial Security Release  
 Nolt Engineering

**Mr. Erb made a motion to release the Financial Security in the amount of \$9,703.00 for William and Janice Longenecker, RT #25-469; second by Mr. Fox. All voted in favor.**

Colebrook Ridge School  
790 Hossler Road  
Final Land Development Plan RT# 25-470  
DC GOHN

**Mr. Fox made a motion to acknowledge applicant's grant of time extension for plan processing until May 7, 2026; second by Mr. Erb. All voted in favor.**

**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.

Township Manager Randall Wenger reported that the Rapho Township Planning Commission moved this plan to an action item and recommended approval.

**Cheryl Love** of ELA Group reviewed the plan and the approved Conditional Use Hearing with the Board. Mr. Erb asked about the outdoor wood burning stove that Mr. Lapp discussed during his Conditional Use Hearing. Ms. Love said Mr. Lapp has moved that and the generator inside the proposed building. Mr. Fry questioned Mr. Wenger about some of the comments on the Rettew letter concerning Single Family Dwelling Quota and the requirement of a Trip Generation Report that was also supplied for the Conditional Use Hearing. Ms. Love said her client is fine with the Rettew comments listed.

**Mr. Erb made a motion to consider the Omar & Emma Lapp Final Plan and Modification #25-487 as an action item; second by Mr. Fox. All voted in favor.**

**Mr. Fox made a motion to grant conditional approval for the Omar & Emma Lapp Land Development Plan and Modification subject to the applicant addressing the comments in the RETTEW letter dated December 31, 2025 to the satisfaction of the Township and to authorize the appropriate Township officials to execute the related plans and documents following review by the Township Solicitor and/or Engineer; second by Mr. Erb. All voted in second.**

**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.

Mr. Wenger reported that the Rapho Township Planning Commission moved this plan to an action item and recommended approval after some discussion whether there is adequate water on this site.

**Cameron Renehan** of Team Ag reviewed the plan with the Board. He said the applicant has no issues with the comments in the Rettew Letter. Mr. Fry asked how many birds will be in each house and there will be 400,000 per house. Mr. Renehan said one of the houses will be built on an existing foundation but everything else connected with the other houses will be torn out and rebuilt. There was some discussion on whether there is adequate water. It was reported that there are 10 wells on the property that will be utilized and after various testing, it was found to be very adequate for their plan. The wash water will remain on site and there will be no eggs brought into this site from other locations.

**Mr. Fox made a motion to consider the Mount Joy Poultry Remodel for Noah Kreider and Sons Final Plan/Modifications #25-488 as an action item; second by Mr. Erb. All voted in favor.**

**Mr. Erb made a motion to grant conditional approval for the Mount Joy Poultry Remodel for Noah Kreider and Sons Land Development Plan and Modifications 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 and to authorize the appropriate Township officials to execute the related plans and documents following review by the Township Solicitor and/or Engineer; second by Mr. Fox. All voted in favor.**

Kreider Farms (Moved from New Business)  
 340 Eby Chiques Road  
 Planning Module  
 EDS Soil Consulting

**Mr. Erb made a motion to approve the Planning Module for Kreider Farms and Resolution 2026-3 and to authorize Township officials to execute related documents to facilitate applicants' submission to DEP; second by Mr. Fox. 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.

After reviewing the plan, Mr. Fry suggested that the vegetation that is required for the site should be mostly put in the back bordering the residential area. Mr. Fox agreed and Mr. Erb said he is concerned about the steep bank in the back bordering the residential area and feels they may be limited to what can be placed there. Mr. Fry said he is willing to listen to alternatives to the light and landscape plans.

**OLD BUSINESS - None****NEW BUSINESS**

The Tax Collector's 2025 Year-end Report was distributed and reviewed.

**Mr. Fox made a motion to forward all delinquent street light accounts to the solicitor to begin the lien process; second by Mr. Fry. Mr. Fox and Mr. Fry voted in favor. Mr. Erb voted opposed.**

**CORRESPONDENCE**

*Notification of Permit Application for NPDES CAFO – 2710 Shumaker Rd – Jared Vanderplate*

**APPROVAL OF THE DISBURSEMENT LIST AND APPROVAL OF GENERAL FUND TRANSFER OF \$90,000 TO CAPITAL FUND** – Mr. Erb made a motion to approve the disbursement list and pay the bills and to approve the transfer of \$90,000 from the General Fund to the Capital Fund; second by Mr. Fox. All voted in favor.

There being no further public business or public comments, the meeting adjourned at 7:59PM.

Respectfully Submitted,

Melva J. Kready  
Recording Secretary