

**TOWNSHIP OF RAPHO**  
Lancaster County, Pennsylvania

ORDINANCE NO. 2022-1

AN ORDINANCE OF THE TOWNSHIP OF RAPHO, LANCASTER COUNTY, PENNSYLVANIA, TO AMEND THE RAPHO TOWNSHIP ZONING ORDINANCE, AS AMENDED, ZONING MAP, TO CHANGE THE ZONING CLASSIFICATION FOR A PORTION OF THE TRACT OF LAND IDENTIFIED AS LANCASTER COUNTY TAX PARCEL ID NO. 540-85044-0-0000 FROM THE AGRICULTURAL (A) ZONE TO THE INDUSTRIAL (IND) ZONE.

BE IT HEREBY ORDAINED AND ENACTED by the Board of Supervisors of Rapho Township, Lancaster County, Pennsylvania, as follows:

Section 1. The Rapho Township Zoning Ordinance, as amended, Zoning Map, shall be amended to rezone a portion of Lancaster County Tax Parcel ID No. 540-85044-0-0000, as described in Exhibit A and depicted on Exhibit B, from the Agricultural (A) Zone to the Industrial (IND) Zone.

Section 2. All other sections, parts and provisions of the Rapho Township Zoning Ordinance shall remain in full force and effect as previously enacted and amended.

Section 3. In the event any provision, section, sentence, clause or part of this Ordinance shall be held to be invalid, illegal or unconstitutional by a court of competent jurisdiction, such invalidity, illegality or unconstitutionality shall not affect or impair the remaining provisions, sections, sentences, clauses or parts of this Ordinance, it being the intent of the Board of Supervisors that the remainder of the Ordinance shall remain in full force and effect.

Section 4. This amendment shall take effect and be enforced from and after its approval as provided by law.

DULY ORDAINED AND ENACTED this 5<sup>th</sup> day of May, 2022, by the Board of Supervisors of Rapho Township, Lancaster County, Pennsylvania, in lawful session duly assembled.

**RAPHO TOWNSHIP**  
Lancaster County, Pennsylvania

Attest:

Maile E. [Signature]  
(Assistant) Secretary

By:

[Signature]  
(Vice) Chairman



**EXHIBIT A TO ORDINANCE NO. 2022-1**  
Legal Description of Property to be Rezoned

To be Provided

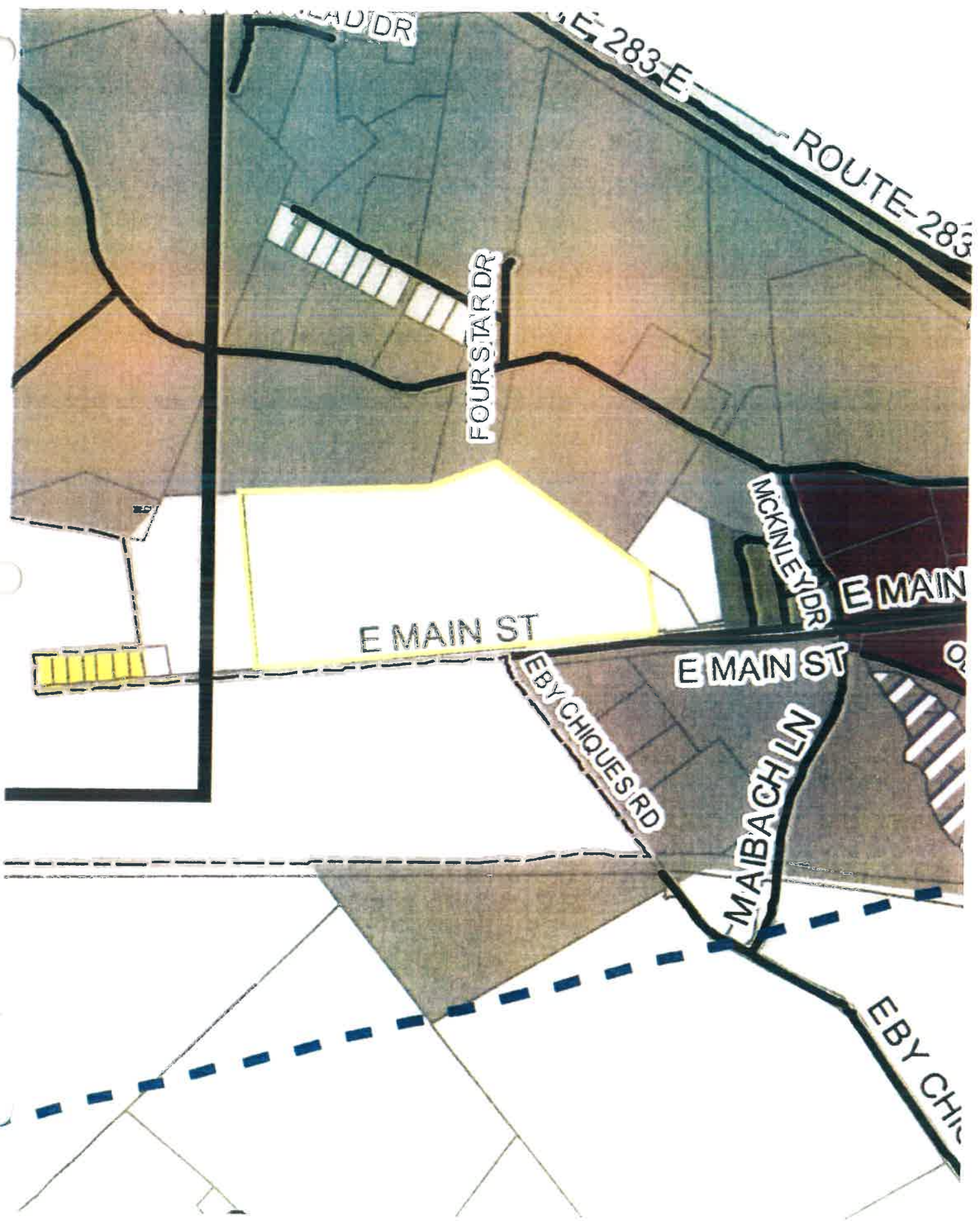
**EXHIBIT A**  
**LEGAL DESCRIPTION**  
**FOR**  
**1295 EAST MAIN STREET – AGRICULTURAL ZONE**  
**SITUATED IN**  
**RAPHO TOWNSHIP, LANCASTER COUNTY, PA**

**ALL THAT CERTAIN** tract or parcel of land with 2 ½ Story frame dwelling and other improvements erected thereon, situate along the northerly side of East Main Street (SR 0230) in the Township of Rapho, County of Lancaster, and Commonwealth of Pennsylvania, being more fully bounded and described as follows to wit:

**BEGINNING** at the southwesterly corner of the herein-described lot, a point near the middle of East Main Street (SR 0230), said point being the southeasterly corner of lands now or late of Chiques United Methodist Church (Subdivision Plan Book J-215-58) and said point also being located 1,267 feet more or less westerly of the intersection of East Main Street and Eby Chiques Road (T-347); thence from the point of beginning, along aforesaid lands of Chiques United Methodist Church, on a line bearing N 05°08'36" W for a distance of 981.11 feet to an iron pin found in line of lands now or formerly of KRM Ventures, LP (Lot 4, Subdivision Plan Instrument #2019-0081-J); thence along lands now or formerly of KRM Ventures, being Lots 1 & 4 of said plan on a line bearing N 87°04'25" E for a distance of 978.77 feet to a point; thence through lands now or formerly of Dustin J. Musser & Cody J. Musser (Lot 1 Remaining, Subdivision Plan Instrument #5803853) N 72°02'38"E for a distance of 375.07 feet to an iron pin at lands now or formerly of Scheler Realty, Inc. (Subdivision Plan J-233-41); thence along said lands of Scheler Realty, Inc. and Lands now or formerly of Carl O. & Wava W. Ishler S 55°05'20" E for a distance of 974.92 feet to an iron pin at the northwesterly corner of other lands now or formerly of Carl O. & Wava W. Ishler (Lot 2, Subdivision Plan Instrument #5803853); thence along said lands of Ishler, S 05°27'04" E for a distance of 453.51 feet to a concrete monument set in line of lands now or formerly of Maibach, LLC (Subdivision Plan Book J-229-56), said monument being on the southerly right-of-way line of East Main Street (SR 0230) having passed over a concrete monument being on the northerly right-of-way line of East Main Street (SR 0230) being 120.01 feet from the end of this course; thence along said lands now or formerly of Maibach, LLC and along lands now or formerly of MidAtlantic Farm Credit FLCA (Subdivision Plan Book J-144-37), respectively, being on the southerly right-of-way line of East Main Street the following two courses and distances: (1) S 83°46'54" W for a distance of 316.57 feet; thence (2) S 83°23'54" W for a distance of 465.04 feet to a point in Eby Chiques Road (T-347); thence in said Eby Chiques Road, N 37°30'55" W for a distance of 81.99 feet to a point in East Main Street, near the middle thereof; thence through East Main Street (SR 0230) S 84°59'29" W for a distance of 1267.15 feet to the point of **BEGINNING**.

**CONTAINING:** 43.30 acres gross (to deed line)

**EXHIBIT B TO ORDINANCE NO. 2022-1**  
**Plan of Land to be Rezoned**



...AD/DR

E 283-E

ROUTE-283

FOUR STAR DR

MCKINLEY DR

E MAIN

E MAIN ST

E MAIN ST

EBENCHIQUES RD

MAIBACH LN

EBY CHIC

I, Mark Erb, Secretary of the Board of Supervisors of Rapho Township, Lancaster County, Pennsylvania, hereby certify that the foregoing is a true and correct copy of an ordinance duly adopted at a legally constituted meeting of the Board of Supervisors of Rapho Township held on May 5, 2022, at which meeting a quorum was present and voted in favor thereof.



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Mark Erb, Secretary