

The Board of Supervisors met at the Township office building for their regular meeting on December 4, 2025, 7:30PM with Mark Erb and Randy Fox present. The meeting was called to order by the Vice Chairman and followed with the Pledge of Allegiance.

The minutes of the November 20, 2025 Meeting were distributed. **Mr. Fox made a motion to approve the minutes of the November 20, 2025 Meeting as presented; second by Mr. Erb. All voted in favor.**

**CONDUCT CONDITIONAL USE HEARING FOR TYLER & TESSA SNAVELY CU-2025-54; to permit an excavating business as an Agricultural Support Occupation on a property located on Brenneman Road, Parcel # 540-57740-0-000.**

**Solicitor Susan Peipher** explained the procedure for a Conditional Use Hearing. There was no response when asked if anyone would like to be a party to the hearing. **Steve Gergley** of Harbor Engineering and **Tyler Snavely** the applicant reviewed the Conditional Use Application. Mr. and Mrs. Snavely own a vacant lot on Breneman Road which they purchased from his father. At this time Mr. Snavely would like to build an agricultural building/shop to house his business, Snavely Excavating. When that is complete, he plans to build a single-family dwelling. Mr. Gergley said they meet all the conditions of a Conditional Use. There will be no sales, outdoor storage or outdoor displays. The same driveway will be used for the business and the residence. Rapho Township Planning Commission recommended approval. Ms. Peipher asked about the volume of traffic the business would generate. Mr. Snavely said there are 3 non-resident employees. He said most days, they would go straight to the job and would only meet at the shop 1 to 2 days a week. **Jim Caldwell** from Rettew asked if equipment maintenance would be done on this site. Mr. Snavely said he is not a mechanic, so the major repairs would not be done on site but routine maintenance, which includes oil changes, fuel filters, etc. would be. The oil from the changes is collected and taken off site. Mr. Caldwell said the proposed conditions are all standard conditions. There was discussion about the timeline of when the residential house should be built. The applicant is seeking Zoning Hearing Board relief to allow the agricultural building/shop to be built before the residential house.

**Township Manager Randall Wenger** reported that the hearing had been properly advertised in the Lancaster Newspapers on November 13 and 20 and the property was posted November 24. The Board and Solicitor entered into an Executive Session for a legal discussion. There was no further testimony or application. **Mr. Fox made a motion to close the hearing; second by Mr. Erb. All voted in favor. Mr. Fox made a motion to approve the Tyler and Tessa Snavely Conditional Use Application #2025-54 to permit an excavating business as an Agricultural Support Operation on Parcel 540-57740-0-000, consistent with the testimony and evidence presented at the hearing and subject to the 16 conditions contained in the RETTEW letter dated November 10, 2025 and obtaining Zoning Hearing Board approval to allow the agricultural building/shop to be constructed prior to the residence with the construction of the residence to begin within 12 months after occupancy of the agricultural building/shop and being occupied within 2 years; second by Mr. Erb. All voted in favor.**

## PUBLIC COMMENTS

**Thomas Swarr** of 3153 Pleasant View Drive addressed the Board concerning the proposed 2026 budget. He questioned the Board's intention to completely cut funding for the libraries and wondered why the Board would do that while neighboring municipalities are increasing their contributions to the libraries. Mr. Erb said in order to balance the budget there had to be cuts. He does not feel that the Board is obligated to the libraries at this point. Mr. Swarr said he does not think it is right to cut contributions to zero in one year. He said he knows the Milanof Shock Library is serving so many different needs in the community with their varying programs. He said if the Board has to increase taxes in order to fulfill their obligations to the fire departments and police department, why wouldn't the Board increase the taxes a little more to be able to continue contributing to the libraries. He said the libraries are being hit hard this year and he asked the Board to reconsider cutting the library contributions from their budget. Mr. Fox said the Board will discuss his concerns.

## CHAIRMAN'S COMMENTS – None

## PLANNING

### **BRIEFING ITEM:**

EKR Properties (Stable Hollow Construction)

2488 Lebanon Road

Preliminary/Final Plan & Modifications RT# 25-485

Diehm & Sons

The 7-acre project site is located at 2488 Lebanon Road. Southwest Corner of Lebanon Road and Cider Press Road) Currently on the property is a building, a paved area and an area of buildings leased by D&E. The remainder of the site is cultivated fields. The tract slopes west to the Chiques Creek which is located on the western property line. The applicant is seeking to construct a Building and associated drives and parking lots for Stable Hollow Construction. The applicant is seeking the following modifications: **Subdivision and Land Development Ordinance** Section 305.A – Preliminary Plan application, Section 403.3.B – Existing features shall be shown out to 200' beyond the property, Section 602.9.A – Vertical curves required for all changes of grade along access drives, Section 602.10.E – Separation distance between intersections along an arterial road, Section 602.10.F – Minimum radii of cartway edge at intersections and **Stormwater Management Ordinance** Section 404.3.B – Existing features shall be shown out to 200' beyond the property and Section 286-25.A.15.C to permit use of a level spreader.

**Kevin Varner** of Diehm & Sons reviewed the plans with the Board. Mr. Caldwell said the intersection has been analyzed as if it would be signalized. He said the applicant has been cooperative in the design for the property and has provided right-of-way to facilitate a future signal.

**Mr. Fox made a motion to consider EKR Properties (Stable Hollow Construction) RT 25-485 as an Action Item; second by Mr. Erb. All voted in favor. Mr. Fox made a motion to grant conditional approval for the EKR Properties Land Development and Stormwater Management Plan and Modifications subject to the applicant addressing the comments in the RETTEW letter dated November 10, 2025, Revised December 2, 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 favor.

Manheim Christian Day School  
686 Lebanon Road  
Revised Subdivision Plan RT# 23-444  
Diehm & Son

**Mr. Fox made a motion to release the Manheim Christian Day School Financial Security in the amount of \$41,616.00 as recommended by the RETTEW letter dated November 20, 2025; second by Mr. Erb. All voted in favor.**

Hess Agency  
2880 Mount Joy Road  
Parking Lot Expansion SWM Plan RT#25-480  
D.C. Gohn

**Mr. Fox made a motion to release the Hess Agency Financial Security in the amount of \$97,540.47 as recommended by the RETTEW letter dated December 3, 2025; second by Mr. Erb. All voted in favor.**

**Mr. Fox made a motion to accept the Zoning Officer's November Report; second by Mr. Erb. All voted in favor.**

**OLD BUSINESS** - None

**NEW BUSINESS**

**Mr. Fox made a motion to approve the First Amendment to the Ground Ambulance Service Provider Agreement; second by Mr. Erb. All voted in favor.**

The Tax Collector's November Report was distributed and reviewed.

The Earned Income Tax Collections November Report was distributed and reviewed. It is currently running 3.43% behind the budget.

**CORRESPONDENCE**

*Winter 2025/2026 Newsletter – Penn Township*

**APPROVAL OF THE DISBURSEMENT LIST** – Mr. Fox made a motion to approve the disbursement list and pay the bills; second by Mr. Erb. All voted in favor.

**APPROVAL OF THE FIRE CAPITAL FUND TRANSFER IN THE AMOUNT OF \$89,733.01** – Mr. Fox made a motion to approve the transfer of \$89,733.01 from the General Fund to the Fire Capital Fund; second by Mr. Erb. All voted in favor.

There being no further public business or public comments, the meeting adjourned at 8:21PM.

Respectfully Submitted,

Melva J. Kready  
Recording Secretary