

The Board of Supervisors met at the Township Office Building for their regular meeting on July 16, 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 July 2nd 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 reported on the June statistics which included 326 incidents, 9 criminal arrests, 21 traffic accidents, 23 traffic citations and 55 traffic warnings. There were 16 UCR Offences of which 9 were cleared for a clearance rate of 56%. Chief Riggle discussed with the Board electric bicycles and scooters. He said legally they can only be used on private property and are illegal on the roads and in public areas. Chief Riggle said the department is working on a plan to see what the best approach would be to handle offenders. Mr. Fry said there have been numerous complaints about electric bikes and scooters being used in the park and people who are walking on the paths are concerned for their safety.

Public Works Director John Haldeman thanked Chief Riggle for the help the Police Department gave the Public Works Department during the recent storm that resulted in a lot of downed trees and wires.

FIRE DEPARTMENT REPORT – Mastersonville Fire Department

Ivan King reported on the quarter April through June 2026. He said there were 40 calls with 25 of them in Rapho Township. He said weekends were the busiest days and busiest time was 4:00PM and 7:00PM. He also reported that the average manpower per incident was 10.

Mr. Fry administered the Oath of Office to Wesley Ebersole as a Mastersonville Special Fire Police Officer.

CONDUCT HEARING ON AN ORDINANCE OF THE TOWNSHIP OF RAPHO, LANCASTER COUNTY, PENNSYLVANIA AMENDING THE RAPHO TOWNSHIP CODE OF ORDINANCES, CHAPTER 350, ZONING, TO CLARIFY AND REVISE REGULATIONS PERTAINING TO SETBACKS AND RURAL OCCUPATIONS, TO AMEND THE DEFINITION OF AGRIBUSINESS, TO MODIFY TWO-FAMILY CONVERSION REQUIREMENTS IN THE AGRICULTURAL ZONE, AND TO PROVIDE FOR MEDICAL MARIJUANA DISPENSARY FACILITIES AND MEDICAL MARIJUANA GROWING/PROCESSING FACILITIES IN THE INDUSTRIAL (I) ZONING DISTRICT.

Mr. Fry called the hearing to order. Township Manager Randall Wenger said the hearing was properly advertised in the Lancaster Newspaper. He explained that this ordinance is fixing some of the inconsistencies in the current Zoning Ordinance. It clarifies and revises regulations pertaining to setbacks and rural occupations. It amends the definition of agribusiness and modifies 2-family conversion requirements in the Agricultural Zone. The proposed ordinance also provides for medical marijuana dispensary facilities and medical marijuana growing/processing facilities in the Industrial Zoning District. Mr. Wenger explained that if there is no provision for medical marijuana facilities, they can be put anywhere so this amendment specifies where they can be placed.

There were no questions or comments from the Board or from those in attendance. **Mr. Fox made a motion to close the hearing; second by Mr. Erb. All voted in favor. Mr. Fox made a motion to approve Ordinance 2026-**

3 amending the Rapho Township Code of Ordinances Chapter 350 pertaining to Setbacks, Rural Occupations, Agribusiness and 2-Family Conversion Requirements in the Agricultural Zone and to provide for Medical Marijuana Dispensary Facilities and Medical Marijuana Growing/Processing Facilities in the Industrial Zone; second by Mr. Erb.

CONDUCT HEARING ON AN ORDINANCE OF THE TOWNSHIP OF RAPHO, LANCASTER COUNTY, PENNSYLVANIA AMENDING THE RAPHO TOWNSHIP CODE OF ORDINANCES, CHAPTER 350, ZONING, TO ADD DEFINITIONS AND REGULATIONS GOVERNING DATA CENTERS.

Mr. Fry called the hearing to order. Mr. Wenger said the hearing was properly advertised in the Lancaster Newspaper. He said Data Centers are currently a use not provided for and this proposed ordinance governs where they can be located which is in the Industrial Zone and they would need to be approved through a Conditional Use Hearing before the Board of Supervisors. The Conditional Use Hearing would deal with noise, water usage, generator, parking, screening, etc.

Mr. Fry asked if the Board had any questions which they did not. Then Mr. Fry asked those in attendance if they had questions. **Nelson Ginder** of 514 Longenecker Road asked if the water usage for a data center could affect the neighboring wells. Mr. Wenger said they must be hooked into the public water system. Data Centers use a closed loop system. **Brenda Sieglitz** of 1385 Drager Road appreciates the Board dealing with this subject before it needs to be. She asked if a Data Center could buy Agricultural Zoned land and then rezone it to Industrial. It was explained that the Municipal Planning Code prohibits spot zoning. They would need to be able to connect to Public Sewer and Water. Ms. Sieglitz also discussed emergency responders and their approval of plans and Mr. Wenger said the Land Development Plans require the emergency services responses before approval. She asked about Data Centers being close to child care centers and retirement homes. Mr. Wenger said those uses are not permitted in the Industrial Zone. And her last concern was about the noise from generators and Mr. Fry explained that concern falls under the Noise Mitigation Plan that the proposed ordinance requires. Ms. Stieglitz expressed her appreciation to the Board for answering her questions.

Mr. Erb made a motion to close the hearing; second by Mr. Fox. All voted in favor. Mr. Fox made a motion to approve Ordinance 2026-4 amending the Rapho Township Code of Ordinances, Chapter 350, Zoning, to add definitions and regulations governing Data Centers; second by Mr. Erb. All voted in favor.

PUBLIC COMMENTS

LaTrobe Barnitz Executive Director of the Manheim Library asked the Board if they had any questions concerning the report he had sent them or on the possible library tax referendum. Mr. Fry said he appreciates the report but did express his opposition for a library tax. He feels it is ridiculous to be funding libraries at a higher level than emergency services. Mr. Wenger said it is his understanding that the library is proposing a .55 tax mill on the new assessments. There was some discussion on that with Mr. Barnitz. Mr. Erb also expressed his opposition. Mr. Barnitz said he appreciates hearing from the Board and will be back during budget planning.

Leon Koser of 7998 Old Auction Road provided the Board with a letter concerning an incident that occurred on his property and involved the Manheim Borough Police Department. He told the Board that he feels there is a

lot of lying coming from the police department. He had a hearing on June 22 before the District Magistrate. He plead guilty to one charge. He has filed a complaint through Manheim Borough Police Department's complaint process. Mr. Erb said this incident is being looked into. Mr. Fry thanked Mr. Koser for bringing it to the Board's attention.

CHAIRMAN'S COMMENTS - None

PLANNING

ACTION ITEM:

Garman Coal and Mulch

196 N. Erisman Road

Final Plan, Stormwater Plan & Modifications RT# 24-462

Hartech Engineering

Applicant is seeking approval of a Land Development Plan to construct a shop & office – 11,910 SF on their 79.442 acre farm. Applicant is seeking the following modifications: Subdivision & Land Development Ordinance: Section 295-305 – Preliminary Plan, Section 295-405.B.11 – Landscape Plan by Reg. Landscape Architect, Section 295-602.E.5 – Dedication of Right-of-Way and Stormwater Management Ordinance: Section 286-28.D - Storm Sewer Depth of Cover, Section 283-28.D – Storm Drain Pipe Slope.

Mark Jones the Consulting Engineer with Hartech Engineering reviewed the plan with the Board. He said everything on the Rettew letters has been addressed. **Mr. Erb made a motion to grant conditional approval for the Garman Coal and Mulch Land Development Plan and Modifications #24-462 subject to the applicant addressing the comments in the RETTEW letter dated July 10, 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.**

Clayton Good

1945 Shumaker Road

Stormwater Management Plan RT# 26-497

Diehm & Sons

The 22.6-acre property is located at 1945 Shumaker Road. An existing homestead is located on the south side of Shumaker Road with pasture area, an existing barn, existing sheds, and existing horse rings. The tract slopes east to a stream tributary to the Rife Run Creek on the eastern property line.

The project consists of constructing a horse barn and driveway on the northwest side of the property. This report addresses storm water management for the improvements by draining portions of the proposed improvements to a subsurface stone detention basin for rate control, and providing a wooded riparian buffer along the stream tributary to the Rife Run Creek for water quality and volume mitigation. The proposed detention basin will discharge through a dispersion upslope of the buffer. The project is seeking the following Stormwater Management Ordinance Modifications Section 286-28.D Minimum Pipe Diameter.

Kevin Varner of Diehm & Sons reviewed the plan with the Board. **Mr. Fox made a motion to grant conditional approval for the Clayton Good Stormwater Management Plan and Modifications #26-497 subject to the applicant addressing the comments in the RETTEW letter dated July 10, 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. Erb. All voted in favor.**

Tyler and Tessa Snavelly

Property south of 1421 Brenneman Road

Stormwater Management Plan and Modifications RT# 26-499

Harbor Engineering

Tyler J. & Tessa N. Snavelly are the owners of a vacant 16.80-acre agricultural property in the Agricultural Zoning District of Rapho Township. It is their intention to construct a new single-family dwelling with driveway and barn for an agricultural support occupation (Snavelly's Excavating). Agricultural Support Occupation was approved for Conditional Use. On-lot water and sewer are being proposed to service the new dwelling.

The increase in stormwater runoff will be managed by installing one subsurface infiltration bed.

The proposed limit of earth disturbance (LOD) exceeds one (1) acre, therefore NPDES permit coverage is required for this project. Applicant is seeking modifications of the Stormwater Management Ordinance, Section 286-22.A.2 – Profile Scale, Section 286-22.C.2 – Existing Features, Section 286-28.D – Minimum Pipe Size, Section 286-30.A.2.c.2 – Loading Ratios

Steve Gergley of Harbor Engineering reviewed the plan with the Board. **Mr. Fox made a motion to grant conditional approval for the Tyler and Tessa Snavelly Stormwater Management Plan and Modifications #26-499 subject to the applicant addressing the comments in the RETTEW letter dated July 2, 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. Erb. All voted in favor.**

OLD BUSINESS - None

NEW BUSINESS - None

CORRESPONDENCE

Notification of denial PA DEP – ACT 537 Plan - 2955 Shumaker Rd Jonathan Fritz

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

There being no further public business or public comments, the meeting adjourned at 8:05PM.

Respectfully Submitted,
Melva J. Kready
Recording Secretary