

RAPHO TOWNSHIP
PLANNING COMMISSION MINUTES
November 10, 2025 at 7:00PM

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

APPROVAL OF August 4, 2025 MEETING MINUTES *Carrol Ehrhart made a motion to approve the August 4, 2025, meeting minutes, Dennis Shellenberger seconded. All voted in favor.*

NEW BUSINESS:

Tyler J. & Tessa N. Snavely
Breneman Road
Conditional Use # 2025-54
Harbor Engineering

Mr. Snavely was represented by Amada Groff from Harbor Engineering. Jim Caldwell briefed the Commission. Applicants are seeking approval for an Agricultural Support Occupation from Table 3-1.2.3.e subject to Section 608.F for tax parcel 540-57740-0-000. The applicant plans to construct a home, driveway and an agricultural storage building on the property. A portion of the storage building would be used for the excavating business. Conditional Use Hearing is scheduled for December 4, 2025. The applicant is not in agreement with proposed condition #9, as they would like to build the barn/shop up to two years prior to building and occupying the home. Jim Caldwell will reach out to the Township Solicitor on November 11th to discuss it but that may require Zoning Hearing Board relief prior to the conditional use hearing.

Carrol Earhart made a motion to recommend approval to the supervisors and that the Planning Commission is amenable to allowing the shop to be built before the home. Bryan Balmer seconded the motion. All voted in favor.

REVIEW AND MAKE RECOMMENDATION ON FINAL DRAFT OF THE UPDATED MANHIEM
CENTRAL REGIONAL COMPREHENASIVE PLAN FOUND AT
<https://lancastercountyplanning.org/303/Manheim-Central-Region>

Jim Caldwell briefed the Commission on the significant Rapho Township specific changes in the Manheim Central Region Comprehensive Plan.

Dennis Shellemberger made a motion that the Planning Commission recommends moving forward with adopting the draft Comprehensive plan. Seconded by Bryan Balmer. All voted in favor.

ADJOURN

The meeting was adjourned at 7:22 p.m.

Respectfully submitted,
Dennis Shellenberger, Secretary