

**RAPHO TOWNSHIP
PLANNING COMMISSION AGENDA
December 6, 2021 at 7:00PM**

CALL TO ORDER

PLEDGE OF ALLEGIANCE

APPROVAL OF November 1, 2021 MINUTES

BRIEFING ITEM:

Shane & Megan Raffensburger
3691 Elizabethtown Road
Revised Final Plan RT# 21-408
Diehm & Sons

Mr. Raffensperger and his wife own a 19-acre property located at 3691 Elizabethtown Road, Manheim. The majority of the property (18.9 acres) is in Rapho Township with a small portion (0.1 acres) at the southern end located in Penn Township. The site is located in the Agricultural zoning district. Chickies Creek runs along the southern property line. The property is located at the end of an existing private street that was approved in 1986. Three other properties have frontage and access from the private street.

Duane Gingrich would like to subdivide and purchase a 1.9-acre single family dwelling lot from the property. The new lot, like the others, would have access to the private street. In order to provide the new lot with the required street frontage, the right-of-way for the private street is proposed to be extended. This concept was presented to the Township as part of an earlier sketch plan.

Under the requirements of the Agricultural zoning district, the 19-acre tract has one quota remaining since no lots have been subdivided and no non-agricultural principal uses have been added to the property since the effective date of January 25, 1994. This new lot would use the remaining quota, and no further subdivision of the parent tract would be allowed.

The applicant is seeking the following modifications: Section 602.2.A — All streets must be proposed for dedication to the Township, Section 602.6.A — Existing streets must be reconstructed in accordance with Township standards, Section 602.7 — Cartway width, Section 602.10.F.2 — Minimum radius at street intersection, Section 602.14.E,1 — Dead end streets must be provided with a cul-de-sac

ACTION ITEM:

Consideration of RT #21-408 as an action item or deferral of action until January 10, 2021.