

RAPHO TOWNSHIP
PLANNING COMMISSION MINUTES
January 9, 2023 at 7:00PM

The meeting was called to order at 7:00 p.m. by temporary chairman Jay Gainer. Additional commission members present were Dennis Shellenberger, Howard Boyd and Carrol Ehrhart. Also present were Randall Wenger, Township Manager, Jim Caldwell, Rettew, Cheryl Love, ELA and Omar Lapp and Bryan Reed.

Carrol Ehrhart made a motion to retain the same officer positions for 2023. Jay Gainer as Chairman, Carrol Ehrhart as Vice-Chairperson and Dennis Shellenberger as Secretary. Dennis Shellenberger seconded, all voted in favor.

Carrol Ehrhart made a motion to approve the minutes of the December 9th Planning Commission meeting, Howard Boyd seconded, all voted in favor.

BRIEFING ITEM:

Omar & Emma Lapp
2435 Sunnyside Road
Final Lot add on and Subdivision Plan RT# 22-433
ELA Group

Jim Caldwell briefed the commission on the application. The applicant is seeking a simple subdivision of land from the adjacent property owned by Bryan and Cerrita Reed to add land to the Omar and Emma Lapp property. Both properties are in the Agricultural zone. The Lapp property is presently 11.812 acres and the Reed property is presently 20.475 acres. The proposed plan would result in the Lapp property being 21.644 acres and the Reed Property at 10.093 acres. However, section 301.D.1.a.3.a of the Township zoning ordinance does not permit the Reed property to be reduced to less than 20 acres without a variance.

Carrol Ehrhart made a motion to inform the Zoning Hearing Board that the Planning Commission has no problem with lot sizes as proposed. Dennis Shellenberger seconded. All voted in favor.

Dennis Shellenberger made a motion to table the plan until it receives a Zoning Hearing Board variance approval. Howard Boyd seconded. All vote in Favor.

The meeting adjourned at 7:21 p.m.

Respectfully submitted,
Dennis Shellenberger