

**RAPHO TOWNSHIP  
PLANNING COMMISSION MINUTES  
January 10, 2022 at 7:00 PM**

The meeting was called to order by Chairman Jay Gainer at 7:00 p.m. followed by the Pledge of Allegiance. Present for the meeting were Jay Gainer, Dennis Shellenberger, Howard Boyd. Participating remotely were Carrol Ehrhart and Chet Eckman and Jim Henry of Dynamic Engineering. Also present were Randall Wenger, Township Manager and James Caldwell, Township Engineer, Ben Morral and Brian Cooley.

Carrol Ehrhart made a motion to retain the same officers for 2022 as had served in 2021. Howard Boyd seconded the motion. All voted in Favor. Jay Gainer remains as Chairman, Carrol Ehrhart as Vice-Chairman and Dennis Shellenberger remains as Secretary.

Carrol Ehrhart made a motion to approve the minutes from December 6, 2021 meeting Howard Boyd seconded the motion. The minutes were approved as written.

**BRIEFING ITEM:**

Interstate Fleets, Inc.  
1125 Strickler Road  
Waiver of Land Development and Stormwater Management  
Rapho Township File #21-415  
D.C. Gohn Associates, Inc.

Jim Caldwell briefed the Commission on the Interstate Fleets Plan. The proposed improvements consist of a construction of a 7,000 square foot building expansion adjacent to the existing building. The proposed building will be used for vehicular storage. The proposed improvements are located on existing impervious areas and there is no increase in stormwater. The site contains 3 existing rain gardens which treat stormwater and address water quality for the 2 year volume. The applicant is seeking waiver of: Subdivision and Land Development Ordinance Sections 103, 303 – Land Development Plan Processing and Stormwater Management Ordinance Sections 105, 106 – Stormwater Management Plan Processing.

Howard Boyd made a motion to move the Interstate Fleets Item to an Action Item. Dennis Shellenberger seconded the motion. All voted in favor .

**ACTION ITEM:**

Howard Boyd made a motion to recommend the approval of the waivers sought by Interstate Fleets subject to the conditions listed on the Rettew Review letter dated January 5, 2022. Carrol Ehrhart seconded the motion. All voted in favor.

**BRIEFING ITEM:**

Beacon of Manheim  
3003 Lebanon Road  
Preliminary Final Plan  
Rapho Township File # 20-392  
Dynamic Engineering

Jim Caldwell briefed the Commission on the Beacon of Manheim Plan. The applicant is seeking to construct a proposed convenience store, fueling station and park and ride on a 4.03 acre lot at 3003 Lebanon Road, directly across from the PA Turnpike access road. The applicant is seeking a waiver of Subdivision and Land Development Ordinance Section 306.A.1 to permit preliminary and final approval filing concurrent with each other.

Howard Boyd made a motion to defer action on the Beacon of Manheim Plan until the February meeting. Shellenberger seconded, All vote in favor.

Jim Caldwell briefed the commission on the proposed zoning changes that Rettew has been working on.

The meeting was adjourned at 7:52 p.m.

Respectfully submitted,

Dennis Shellenberger, Secretary