

**RAPHO TOWNSHIP
PLANNING COMMISSION MINUTES
JANUARY 11, 2021 7:00 PM**

The meeting was called to order by chairman Jay Gainer at 7:00 p.m. followed by the Pledge of Allegiance. Participating in the meeting were Dennis Shellenberger, Jay Gainer, Howard Boyd and Carol Ehrhart. Randall Wenger was present and Engineer Jim Caldwell participated by phone. Also Present were Joseph Stein of Warehouse and a representative of Kinsley. Don Falkenburg, a resident, was also in attendance.

Carol Ehrhart made a motion to maintain the current officers assignments for 2021. The Motion was seconded by Howard Boyd. The Motion carried.

Howard Boyd Made a motion to amend the November 2, 2020 minutes previously adopted to change the date of the minutes approved by changing the date to September 14, 2020 from August 3, 2020, and to approve the December 7, 2020 minutes. Carol Ehrhart seconded the motion. The motion carried.

Briefing Items

Jim Caldwell briefed the planning Commission on the major land disturbance plan #20-405 for Covanta Environmental Solutions. The project proposed a 4000 SF expansion of the existing industrial use on a 2.15 acre lot. A new loading dock is being proposed with the building expansion, additional pavement is being proposed to accommodate truck movements for the proposed loading dock. Applicant is requesting the following waivers/modifications: Subdivision and Land Development Ordinance Section 305 and 306 Preliminary and Final Plan Applications, Stormwater Management Ordinance Section 504.4(A)(4) Minimum Pipe Diameter, Section 505.3(a)(2) Basin Interior Side Slopes.

Jim Caldwell briefed the Planning commission on the KW Cornerstone Lot W-1 Land development plan #20-403 Lot 1 of the Cornerstone Industrial Park is located at the intersection of Cornerstone Drive and Strickler Road and consists of 21.39 acres. The applicant proposes a 217,000 s.f warehouse. At this time, no tenant has been selected for the building. It is expected that the building would house offices for the warehouse operation and the warehousing of goods coming and going from this location. Since no tenant has been identified, the nature of the goods warehoused is unknown.

Action Items:

Jim Caldwell and Joseph Stein presented the Lot 1 Conditional Use.

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with consideration to the comments in the Rettew letter dated January 7, 2021. Howard Boyd Seconded the Motion. The Motion carried.

Don Falkinburg, inquired about traffic studies that have been conducted in the area.

The Meeting was adjourned at 7:38 p.m.