

**RAPHO TOWNSHIP
PLANNING COMMISSION MINUTES
February 1, 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 Chet Eckman, Dennis Shellenberger, Jay Gainer, Howard Boyd and Carol Ehrhart participated by phone. Randall Wenger was present and Engineer Jim Caldwell participated by phone. .

Don Shellenberger made a motion to approve the minutes, Chet Eckman seconded the motion. The minutes were approved.

Briefing Item:

Jim Caldwell briefed the planning Commission on the Shane Raffensberger Sketch Plan #21-408, 3691 Elizabethtown Roa. 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. Modification requests: 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 602.8.C – Street centerline must conform with right-of-way centerline, 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 Items:

KW Cornerstone Lot W-1, LLC Land Development Plan #20-403, Cornerstone Drive, Mount Joy, PA 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. Since no additional changes were received addressing comments on the Rettew Letter dated January 11, 2021. Carrol Ehrhart made a motion to table the plan, Howard Boyd Seconded, the motion carried and the plan was tabled.

Land Development Plan Waiver Request, Major Land Disturbance Plan #20-405
Covanta Environmental Solutions 190 Shellyland Road, Mount Joy.

Jim Caldwell presented the plan to the board. 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. Carrol Ehrhart made a motion to recommend approval consistent with the conditions outlined in the Rettew Letter Dated February 1, 2021. Chet Eckman seconded. The motion carried.

The Meeting was Adjourned at 7:21 p.m.