

**RAPHO TOWNSHIP**  
**PLANNING COMMISSION MINUTES**  
**February 6, 2023 at 7:00PM**

The meeting was called to order at 7:00 p.m. by Chairman Jay Gainer, also present were commission members Carrol Ehrhart, Howard Boyd, Dennis Shellenberger and Chet Eckman as well as township manager, Randall Wenger and Ben Morral from Rettew.

Chet Eckman made a motion to approve the January 9, 2023 meeting minutes, motion was seconded by Carrol Ehrhart. All voted in favor.

**BRIEFING ITEM:**

CORE 5 at I-283  
Final Plan RT# 23-434  
1295 E. Main St  
HRG

Ben Morral briefed the commission on the plan. The applicant is seeking a land development plan and modification for the 46.94 acre property located at 1295 E. Main Street in the Industrial Zone. The Applicant is seeking the following modifications: SALDO Section 305- Preliminary Plan Application, SALDO Section 602.5.A.1 – Perimeter streets reconstructed to their centerlines SWMA Section 504.4.a Minimum pipe size and cover requirements and SWMO Section 506.1 Volume Control Requirements

**BRIEFING ITEM:**

Elstonville Sportsman Association  
Modification RT# 23-435  
3133 Pinch Road  
Steckbeck

Randall Wenger and Alex Kinzey briefed the commission on the modification request. The applicant is seeking a modification of SALDO Section 202.4 Definition of Land Development Plan.

Carrol Ehrhart made a motion to move the Elstonville Sportsman Association modification to an action item, Dennis Shellenberger seconded the motion. All voted in favor.

**ACTION ITEM:**

Consideration of RT-22-435 as an action item

Carrol Ehrhart made a motion to recommend approval of the modification request subject to the applicant addressing the comments in the February 6 Rettew review letter. Chet Eckman seconded the motion. All voted in favor.

The meeting was adjourned at 7:24 p.m.

Respectfully submitted,

Dennis Shellenberger, Secretary