

**RAPHO TOWNSHIP**  
**PLANNING COMMISSION MINUTES**  
**March 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 Jim Caldwell from Rettew.

Carrol Ehrhart made a Motion to approve the minutes from the February 6<sup>th</sup> Meeting. Chet Eckman seconded, all voted in favor.

**BRIEFING ITEM:**

Scheler Realty, LLC  
Revised Final Plan RT# 23-436  
1294 Strickler Road  
David Miller Associates

Jim Caldwell briefed the Commission on the application. The applicant is seeking to subdivide a 14.58 acre parcel into a 6.78 acres and 7.8 acre parcels. The applicant is seeking a modification of SLDO Section 602.5 Reconstruction of an Existing Street, (Strickler Road) and Section 602.12.A and B. Sidewalks. Bill Swiernick, the applicant's representative, submitted an additional modification request for a Modification of Section 405.1A, Plan Scale.

Carrol Ehrhart made a motion to move RT#23-436 to an action Item. Dennis Shellenberger Seconded. All voted in favor.

Carrol Ehrhart made a motion to recommend denial of the waiver of SLDO Section 602.5 Reconstruction of an Existing Street, (Strickler Road) and Section 602.12.A and B. Sidewalks. But allow the applicant to defer the reconstruction of Strickler Road and the installation of curbing and sidewalks until such time as the Township, at it's sole discretion, determines that improvements are necessary in the area and to defer the approval of request for a modification of Section 405.1A, Plan Scale to the Board of Supervisors and to recommend approval subject to addressing the coments in the RETTEW letter dated March 3,2023. Chet Eckman seconded the motion, all voted in favor.

**BRIEFING ITEM:**

1399 Lebanon Road  
Lot Add On RT# 23-437  
1399 Lebanon Road

DH Enterprises

Jim Caldwell briefed the Commission on the plan. The applicant is seeking to adjust the common property line between 1399 Lebanon Road and 1419 Lebanon Road to permit the alteration and construction of a driveway and parking area for 1419 Lebanon Road.

Carrol Ehrhart made a motion to move RT# 23-437 to an action item. Dennis Shellenberger seconded the motion. All voted in favor.

Carrol Ehrhart made a motion to recommend conditional approval of the RT# 23-437 subdivision subject to the applicant addressing the comments on the RETTEW letter dated March 3, 2023. Howard Boyd seconded the motion. All voted in favor.

**BRIEFING ITEM:**

Calvin & Stephanie Greiner, The Ministry Center  
Revised Final Plan RT# 23-438  
Rife Run Road/Glory Way  
Saxinger & Associates

Jim Caldwell briefed the Commission on the plan. The applicant is seeking to revise a final plan to remove the proposed ministry center and to provide stormwater management for Glory Way and for two residential dwellings and their driveways located on Glory Way. The applicant is seeking modifications of Stormwater Management Ordinance Section 286-29.C Embankment Geometry – Maximum Interior Slope and Section 286-29.C- Outlet Structure Minimum Pipe Size , Section 286-29.C- Outlet Structure- Required Anti-Vortex Design, Section 286-30.A(2)(c)[1] – Maximum Loading Ratios for a Volume Control Facility in the Karst Area.

Carrol Ehrhart made a motion to defer action on RT# 23-438 to a future meeting. Howard Boyd seconded the motion. All voted in favor.

**BRIEFING ITEM:**

Derlyn G. & Karen Z. Musser, Musser's Bulk Water  
Final Plan RT# 23-439  
742 S. Colebrook Road  
Harbor Engineering

Jim Caldwell briefed the Commission on the plan. The Mussers own the 79 acre property located at 742 S. Colebrook Road. The applicants would like to build a 13,000 SQ FT building for use for the farm as well as to support their agricultural support business. The applicants are seeking a modification of SLDO section 295-305.A Preliminary Plan, Section 295-403.A.(1) Drafting Standards- Plan Scale, Section 295-403.C.(2). Existing Features, Section 295-602.E Reconstruction of Existing Streets, and modifications of Stormwater Management Ordinance

Section 286-22.C.(2)- Existing Features, Section 286-25.A.(14)(e) Stormwater Facility Testing Notification, Section 286-30.A.(2)(c)[1] Maximum Loading Ratio. Kent Weaver, the applicants representative, stated that they will be withdrawing the request for a modification of Section 295-602.E Reconstruction of Existing Streets, in their response to the RETTEWletter dated March 4, 2023.

Carrol Ehrhart made a motion to move RT#23-439 to an action item. Chet Eckman seconded the motion. All voted in favor.

Carrol Ehrhart made a motion to recommend conditional approval of RT#23-439 subject to the applicant addressing the comments in the RETTEW letter dated March 4, 2023. Dennis Shellenberger seconded the motion. All voted in favor.

The meeting was adjourned at 7:29 p.m.

Respectfully submitted,

Dennis Shellenberger, Secretary