

**RAPHO TOWNSHIP
PLANNING COMMISSION MINUTES
March 7, 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, Chet Eckman, Dennis Shellenberger, Howard Boyd and Carrol Earhart.. Also present were Randall Wenger, Township Manager and James Caldwell Township Engineer. James Henry PE, Kevin Savage, PE and Bob Miller. Participating remotely was Mark Wendaur, Esq., counsel for the applicant.

Carrol Ehrhart made a motion to approve the minutes from the February 7, 2022 meeting Chet Eckman seconded the motion. The minutes were approved as written.

ACTION ITEM:

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

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 Section 306.A.1 to permit preliminary and final approval filing concurrent with each other. The applicants are also seeking additional modifications as follows:

SUBDIVISION AND LAND DEVELOPMENT Section 602.12.A.2 – Sidewalks. The applicant is requesting a modification of the requirement to provide sidewalk along the site’s Route 72 frontage. No alternative is provided.

Section 605.E – Parking Lot Curb Radius. The applicant is requesting a modification of the requirement to provide minimum five-foot curb radius in all parking areas. In the alternative the applicant is proposing multiple radii of three feet and one radius of one foot.

STORMWATER MANAGEMENT

Section 506.1.B.3.b – Loading Ratios. The applicant has requested a modification of the requirement to provide the infiltration facilities with a maximum 5:1 impervious drainage area loading ratio and a maximum 8:1 total drainage area loading ratio. In the alternative, the applicant proposes loading ratios higher than the maximum allowable loading ratios.

Carrol Ehrhart made a motion to continue the item until the April meeting. Howard Boyd seconded the motion. All voted in favor.

Township Manager, Randall Wenger, briefed the Commission on the rezoning petition for 1295 E. Main Street which was acknowledged by the Board of Supervisors at their March 3rd Meeting.

The meeting was adjourned at 7:40 p.m.

Respectfully submitted,

Dennis Shellenberger, Secretary