

**RAPHO TOWNSHIP
PLANNING COMMISSION MINUTES
April 3, 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 applicants, their representatives and members of the public.

Howard Boyd made a Motion to approve the minutes from the March 6th Meeting. Dennis Shellenberger seconded, all voted in favor.

Due to the public interest and to avoid keeping applicant representatives waiting, the Commission rearranged the items on the agenda.

ACTION ITEM:

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

Jim Caldwell briefed the Commission on the application. The applicant is seeking a recommendation for approval of the land development plan and modifications for the 46.94 acre property located at 1295 E. Main Street in the Industrial Zone. The Applicant is seeking the following modifications: SLDO Section 305- Preliminary Plan Application, SLDO 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, **and newly added SLDO modification requests of:** Section 403.1A – Plan Sheet Scale, Section 403.1F – Plan Sheet Size, Section 603.1 – Private Access Drives Designed to Collector Street Standards, Section 602.10.B – Access Drive Connecting at a Right Angle.

Carrol Ehrhart made a motion to recommend conditional approval subject to the conditions of the Rettew letter dated March 31 and defer on the newly added stormwater modification requested today for 402.11 and 402.12 to the Board of Supervisors.

ACTION ITEM:

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

The applicant is seeking to revise a final plan to remove the proposed ministry center and to provide stormwater management Glory Way and for two residential dwellings and their driveways located on Glory Way. The applicant is seeking modifications of the SLDO Section 295-602.F.(1) and Section 295-602.G – Street Construction and Right of Way. The applicant is seeking modifications of the 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 Earhart made a motion to recommend conditional approval subject to the applicant addressing the comments on the March 31, 2023 Rettew letter. Dennis Shellenberger Seconded the Motion. All voted in favor.

BRIEFING ITEM:

MAA DURGA ENTERPRISES

1540 Strickler Road

Preliminary/ Final Plan and Modification Request RT #22-422

Johnston and Associates

Jim Caldwell Briefed the commission on the additional modification being sought. The applicant is seeking to construct a 45 Unit Hotel and an KFC on a lot at 1540 Strickler Road. The applicant is requesting the following additional modifications: SLDO Section 408.3 -Traffic Impact Study.

The following Modifications were conditionally recommended at the 10/2/2022 meeting.

SLDO Section 602.1.N – Concrete Monuments, SALDO Section 602.8.E, Section 602.8.F, and 603.1.D – Private Access Drive – Horizontal Street Alignment and requirement to provide a minimum 100’ feet tangent between reverse curves. The same vertical and horizontal alignment standards shall be required for access drives that are required for local streets. SLDO Section 602.11 – Curbs shall be constructed and installed in accordance with the specifications in the SLDO., SLDO Section 602.12 – Sidewalks, SLDO Section 609.5.10 – Street Trees, Storm Water Section 506 Design Standards – Volume Control.

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

ACTION ITEM:

Consideration of the MAA DURGA requested modification of SLDO Section 408.3 -Traffic Impact Study as an action item.

Carrol Earhart made a motion to recommend approval the modification of the traffic study waiver with the \$2000 voluntary contribution to the township in lieu of the study. Chet Eckman Seconded the motion. All voted in favor.

BRIEFING ITEM:

Chiques Crossing

3729 Mount Joy Road

Sketch Plan RT#23-441

ELA Group

Jim Caldwell briefed the Commission on the sketch plan. The applicants and their representatives took questions from the public and Commission members. The Applicant is the equitable owner of the 25-acre Keller track located along the south side of Mount Joy Road and north of Chiques Creek and is proposing a multi-family residential development.

ACTION ITEM:

Randall Wenger, Township manager briefed the Planning Commission on a grant opportunity with the Greenways, Trails and Recreation Program that could be utilized to fund the construction of pickle ball courts in the Rapho Community Park. Carol Earhart made a motion that the construction of pickleball courts is consistent with the Manheim Central Comprehensive Plan and for the Commission Chairman to certify the same. Howard Boyd seconded the motion. All voted in favor.

The meeting was adjourned at 8:43 p.m.

Respectfully submitted,

Dennis Shellenberger, Secretary