

**RAPHO TOWNSHIP
PLANNING COMMISSION MINUTES
APRIL 4, 2022 at 7:00PM**

The Meeting was called to order at 7:00 P.m. by Chairman Jay Gainer. Present were members Jay Gainer, Howard Boyd, Dennis Shellenberger. Chet Eckman participated by phone. Carrol Earhart Joined the meeting after the Rezoning Petition Review. Also present was Township Engineer James Caldwell, Ben Morral, Township Manager Randall Wenger and several applicants and their consultants.

PLEDGE OF ALLEGIANCE

Motion for approval of March 7, 2022 Minutes was made by Dennis Shellenberger and Seconded by Howard Boyd. All voted in favor.

REVIEW OF REZONING PETITION

Jim Caldwell Presented a Review of Petition received from Core5 for proposed rezoning of 1295 East Main Street Mount Joy Parcel # 540-85044-0-0000 from the Agricultural (A) Zone to the Industrial (IND) Zone. Peter Wertz, with McNees, the applicant's attorney also made a brief presentation.

Dennis Shellenberger made a motion to recommend approval to the Board of Supervisors based upon the location, use of neighboring parcels, proximity to arterial roads and consistency with the comprehensive plan. Howard Boyd seconded the Motion. All voted in favor.

BRIEFING ITEM:

Kenton Reif Poultry Operation

1775 Pinkerton Road

Final Plan and Stormwater Management Plan - RT #22-419

Red Barn

Jim Caldwell presented the plan Applicant is seeking a modification of the Subdivision and Land Development Ordinance section 305 – Preliminary Plan Application, and Stormwater management ordinance Section 504.4.a.4 – Minimum pipe diameter. This proposed operation will be before the Rapho Township ZHB on Tuesday, April 5, 2022. Tim Ward, and Kenton Reif answered questions from the commission.

BRIEFING ITEM:

QDOS

1335 Strickler Road

Modification Request - RT#16-324

David Miller Associates, Inc.

Jim Caldwell Presented the modification request. Applicant is seeking a modification of the Subdivision and Land Development Ordinance section 602.12.A and B. – Sidewalks. The applicant proposes to establish a walkway and crosswalk across Strickler Road on the east side of the existing access drive. Rettew has recommended a denial. Bill Swiernikk, answered questions and explained that he feels that either crossing location on Strickler road was a mid-block crossing since Stricker road traffic does not stop at McKinley Drive.

Carol Earhart made a motion to move the item to an Action Item, Dennis Shellenberger seconded, All voted in Favor.

ACTION ITEM:

Carrol Earhart made a motion to recommend approval of the modification to allow the cross walk at either side of the existing access drive to be determined by best sight distances and subject to the applicant installing and maintaining the proposed pedestrain crossing signage and allowing an easement for neighboring properties to access the crosswalk. Dennis Shellenberger seconded the motion. All voted in favor.

BRIEFING ITEM:

Redcay Development III LLC

1156 Four Star Drive

Modification Request - RT#20-404

David Miller Associates. Inc

Jim Caldwell presented the Plan to the Commission. Applicant is seeking a modification of the Subdivision and Land Development Ordinance Section 602.13.3 and 605.H.3 Poles for Mounting lights shall not exceed twenty-five (25) feet in height. The applicant requests a waiver to allow a maximum fixture height of twenty-eight (28) feet. Bill Swiernik answered questions from the commission.

Carrol Earhart made a motion to move the item to an Action Item, Howard Boyd seconded, All voted in Favor.

ACTION ITEM:

Carrol Earhart to approve the modification subject to addressing comments in the Rettew Review Letter of April 4, 2022 and to install BLC type fixtures with external glare shields on all poles along Four Star Drive. Dennis Shellenberger Seconded. All voted in Favor.

ACTION ITEM:

Beacon of Manheim

3003 Lebanon Road

Preliminary Final Plan

Rapho Township File # 20-392

Dynamic Engineering

Jim Caldwell Presented the plan. 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 the following modifications:

SUBDIVISION AND LAND DEVELOPMENT

Section 306.A.1 to permit preliminary and final approval filing concurrent with each other.

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.

James Henry? answered Questions via teams. Mr. Henry was asked why Perc Tests have not been provided to the engineer and why the septic tanks are still show within the 10' isolation distance. Mr. Henry Indicated they were willing to grant the Township a time extension until May 20.

Howard Boyd made a motion to postpone action until the applicant provided Perc tests and revised the location on the plan for the septic tanks. Carrol Seconded. All voted in favor.

The meeting adjourned at 8:06 p.m.

Respectfully Submitted

Dennis Shellenberger, Secretary