

**RAPHO TOWNSHIP
PLANNING COMMISSION MINUTES
April 5, 2021 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. Participating in the meeting were Chet Eckman, Dennis Shellenberger, Jay Gainer, Howard Boyd and Carrol Ehrhart. Also present were Randall Wenger, township manager and Jim Caldwell, township engineer. Larry Dull and Derek Hanna, from DLT Farms were also present.

Dennis Shellenberger made a motion to approve the minutes from the March 1, 2021 meeting. Carrol Ehrhart seconded the motion. The minutes were approved as written.

Action Item:

Derek Hanna, 3322 Sunnyside Road, Manheim

Conditional Use Application 2021-38

G.D. Keener LLC.

Jim Caldwell presented his review of the conditional use application. The project is seeking zoning hearing board variances at the zoning hearing board meeting on April 6, 2021.

Derek Hanna, individually, and in his capacity as a member of DLT Farms, LLC. (“Applicants”) purchased the property located at 3322 Sunnyside Road, Manheim Pennsylvania (Rapho Twp.) , on January 4th, 2013 (the “Property”). The Property consists of approximately 110 Acres, more or less, of land located within the agricultural district. The property is used primarily as a cattle / dairy farm operated by your applicant and his business, DLT Farms LLC., which is family owned and operated. DLT Farms is principally located at the Property. Existing on the property prior to your Applicants purchase of the property was a 43’ x 40’ shop located on the north side of the property. This shop was of pole construction and placed on a concrete pad approximately the same dimension as the shop. It is believed the shop was built in the early 1990s, and prior to your applicants purchase of the property. The shop was located within the 50’ setback line on the northern boundary of the property and along Sunnyside Road. Your applicants originally utilized this as an office for their farming operation as well as a maintenance / repair facility for his farm equipment. Over the past two (2) years, DLT Farms, LLC would utilize the welding facilities of the shop to repair and/or refurbish metal dumpsters. The applicants answered questions for the board about their proposed dumpster storage area.

Carrol Earhart made a motion to recommend approval to the Board of Supervisors of the conditional use subject to the conditions in the Rettew letter dated 4/2/2021. Chet Eckman seconded the motion. The motion passed unanimously.

The meeting was adjourned at 7:13 p.m.