

RAPHO TOWNSHIP
PLANNING COMMISSION MINUTES
May 2, 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 and Chet Eckman. Carrol Earhart joined the meeting after the Ryan O’Leary Plan was recommended for conditional approval. Also present was Township Engineer James Caldwell, Township Manager Randall Wenger and both applicants and their consultants.

PLEDGE OF ALLEGIANCE

Motion for approval of April 4, 2022 Minutes was made by Chet Eckman and Seconded by Howard Boyd. All voted in favor.

BRIEFING ITEM:

Ryan O’Leary
1519 Habecker Road
Lot Add On/Modification RT# 22-421
Strausser Engineering

Jim Caldwell presented the plan. The applicant intends to add the 1.092 Acre parcel "A" and the 0.760 acre Parcel "B" to the existing 1.432 acre Lot 1 from the existing unimproved Lot 2. No new construction is proposed for any of the involved tracts They are looking to install a new sewage system absorption area on a portion of Parcel "B". Applicant is seeking a Modification of the Subdivision and Land Development Ordinance Section 403.1.A – Plan Scale, Section 403.1.E Survey requirements for the remaining lot 2 area, and Section 403.4.G Typical Street Cross Section.

Rettew is support granting the first two modifications based upon the reasons provided by the applicant. Rettew is recommending that the applicant formally withdraw the 403.4.G typical Street Cross section modification as it is unnecessary.

Howard Boyd made a motion to move the application to an action item. Dennis Shellenberger seconded the motion, all voted in favor.

Howard Boyd made a motion to conditionally recommend approval of the plan based upon the applicant addressing the comments in the April 29th, 2022 Rettew review letter. Chet Eckman Seconded the motion, all voted in favor.

Action 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.

The applicant's representative said he and the applicant are scheduled to attend staff review on May 4 to discuss outstanding items from the Rettew review letter dated April 4.

Carrol made a motion to conditionally recommend for approval based upon the applicant addressing comments in the April 4th, 2022 Rettew Review letter and if additional modifications or waivers become necessary to defer to the Board of Supervisors. Dennis Shellenberger Seconded the motion. All voted in favor.

The meeting adjourned at 7:26 p.m.

Respectfully Submitted,

Dennis Shellenberger, Secretary