

**RAPHO TOWNSHIP
PLANNING COMMISSION MINUTES
May 3, 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. William Cromleigh and Jeff Buckwalter and Bill Swiernik were present.

Carrol Ehrhart made a motion to approve the minutes from the April 5, 2021 meeting. Chet Eckman seconded the motion. The minutes were approved as written.

BRIEFING ITEM:

Jeff Buckwalter (2982 Buckwalter Road)

**Application for Subdivision and /or Land Development Plan and for consideration of a modification and Approval of request for Planning Waiver & Non Building Declaration
Rapho Township File #21-409**

Diehm and Son

Jim Caldwell presented his review of the subdivision plan. The property is located at 2910 Buckwalter Road in Rapho Township. The property is 18.51 acres in size. The applicant is seeking to add 15.51 acres of land to an adjoining farm that is owned by Robert and Brenda Buckwalter. The Buckwalter farm is 51.78 ac in size. The resultant combined area of the farm will be 67.29 acres. The applicant is seeking a waiver of 403.1 Drafting Standards, SLDO Section 403.C.4.B and D thru I, Section 403.4N – easement for on-lot sewage replacement easement Lot 1 (67.29 Ac.) Applicant also seeks Planning Agency Concurrence on PA DEP Planning Waiver & Non Building Declaration. Mount Joy Township has deferred approvals to Rapho Township.

Carol Ehrhart made a motion to move the request form a briefing item to an action item, Howard Boyd seconded the motion. The motion carried. Carol Ehrhart made a motion to approve the requested waivers consistent with the Rettew letter dated April 30, 2021. Dennis Shellenberger Seconded the motion. The motion carried.

ACTION ITEM:

Cornerstone Lot W-1 Warehouse

Final Subdivision and Land Development Plan

Rapho Township File # 20-403

WareHaus

Jim Caldwell mentioned the applicant has not addressed issues raised in the April 6th Rettew letter and was not present. The applicant is seeking to build a warehouse, to be leased to a yet unknown tenant, on the property located at 1010 Cornerstone Drive which consists of a 21 acre tract at the intersection of Cornerstone Drive and Strickler Road. The applicant is seeking a waiver of the Subdivision and Land Development Ordinance, Section 302 – Compliance with Zoning Ordinance, Section 403.1.A – Plan Scale, Section 602.5.A.1 – Reconstruction of Perimeter Streets and of the Stormwater Management Ordinance - Section 504.4.A.4 – Pipe Diameter Outside Public Street Right-of-Way, Section 506.1 – Design Storm Method.

Carrol Ehrhart made a motion to postpone action. Howard Boyd seconded. The motion carried.

ACTION ITEM:

Redcay Development III, LLC,

1156 Four Star Drive

Modification Requests Revised Preliminary / Final Plan Land Development Plan

Rapho Township File #20-404

David Miller/Associates, Inc.

Jim Caldwell presented his review. Redcay Industrial Development III, LLC is proposing to construct additional parking areas around the existing warehouse facility located at 1156 Four Star Drive in Rapho Township, Lancaster County. The approximately 30-acre project site is located on the north side of Strickler Road at the intersection with Four Star Drive within the Strickler Road Industrial Park and was formerly known as the Forever 21 warehouse site. There is currently a warehouse building loading dock area and parking facilities existing throughout the site. Stormwater management is provided for the site by regional basins that were previously constructed as part of the original development of the industrial park. NPDES requirements dictate the need for additional stormwater features to be constructed on the property to offset the increase in volume of runoff associated with the increase in impervious area. The volume control will be provided through the use of two injection wells that have been designed to collect the runoff from a portion of the existing roof and infiltrate it back into the groundwater. Approximately 9.4-acres of land will be disturbed as part of the site improvements. Requested Modification 1: Section 305 – Preliminary Plan Application, 2: Section 403.1 – Drafting Standards – Profile Scale Requested 3:: Section 602.11.A. – Curbing

Carrol Ehrhart made a motion to conditionally approve the modifications consistent with the Rettew letter of April 29, 2021. Chet Eckman seconded the motion. The motion carried.

The meeting was adjourned at 7:43 p.m.