

**RAPHO TOWNSHIP
PLANNING COMMISSION MINUTES
MAY 7, 2018 7:00 p.m.**

The meeting was called to order at the Rapho Township office by Chairman Jay Gainer at 7:00 p.m., followed by the Pledge of Allegiance. In attendance were Dennis Shellenberger, Jay Gainer, Carrol Ehrhart, Jim Caldwell, RETTEW, and Sara Gibson.

The minutes of the April 2, 2018 meeting were approved on a motion by Ms. Ehrhart, seconded by Mr. Shellenberger. All in favor.

ACTION ITEM:

**Spring Hollow Enterprises, LLC Conditional Use application #2017-29
2180 Hossler Road**

Mr. Joshua Kreider, applicant for Spring Hollow Enterprises, was in attendance and presented his plan to the Commission. He proposes to use existing buildings and driveways to operate an agricultural-related business on a 22.75-acre parcel in the Agricultural Zoning District. The business would provide for the service and repair of agricultural equipment and similar motor vehicles, as well as sales and rentals of agricultural-related equipment, including parts and supplies. Mr. Kreider indicated on a plan the driveway he planned to use, as well as two parking spaces.

Mr. Kreider said that no employees would be employed other than immediate family members. He said there would be outdoor display of no more than four pieces of equipment. Mr. Kreider indicated that the display area would be in a grass area at the end of the driveway. He said he planned to purchase farm-related vehicles and fix them up and sell them. He said he did not plan to be a dealer.

Mr. Caldwell asked whether he had equipment to bring broken-down vehicles to his site. Mr. Kreider said he does not currently, but would like to in the future.

Ms. Ehrhart explained that the role of the Commission is to evaluate what the potential impact on the community of the proposed use could be, especially if things do not go according to plan. She asked about what would be the proposed means of waste disposal and clean-up of spills, particularly fuel. Mr. Kreider said he has absorbent pads and there is no drain in the floor, so he could contain a spill. Mr. Caldwell suggested that the applicant consider installing a concrete pad for fuel and solvents equipment.

Mr. Gainer asked about whether there would be washing off of equipment. Mr. Kreider said he does not have any equipment to do that. He would have to use public car washes, if necessary. Mr. Kreider said he might consider working on cars. Mr. Caldwell said that would not be an agricultural-related business if he intended to repair personal vehicles.

Mr. Kreider was not sure he could restrict his work to farm vehicles. Ms. Ehrhart explained that the Commission did not want to give approval for something that would not be compliant in the long term. She told Mr. Kreider that he could ultimately get into trouble for being out of compliance in the future because he did not think through exactly what he expected to do. Ms. Ehrhart felt concerned that the applicant should take a few weeks to think through more what he planned to do. She wanted to make sure that neighbors would not be negatively impacted by his use of his property.

Mr. Kreider said he anticipated that the business would be a one-person operation. He said he mostly envisioned the business as being on the side to help him continue to run his farm as an agricultural operation.

Mr. Gainer explained that if regulations prohibit him from doing certain businesses, he would have to go to the Zoning Hearing Board for special exceptions, if relevant.

Mr. Gainer expressed concern about the 15-foot width driveway for farm equipment. There was some discussion about which driveway would be used for entrance and exit. Mr. Gainer suggested that the driveway should be widened to accommodate modern farm vehicles.

Mr. Caldwell agreed with Ms. Ehrhart that the applicant should continue to expand his application with more detail.

Mr. Kreider said he would like to use what he has without spending thousands of dollars to change the property. He said if he could not accommodate large vehicles, he would not be able to serve them.

Ms. Ehrhart said she was not prepared to make a recommendation on this application to the Board of Supervisors. Mr. Gainer agreed. He said there were more issues that the applicant needed to decide. Mr. Gainer said he was concerned about the applicant trying to repair large farm vehicles with the space he has. However, he noted that the applicant could not repair ordinary road worthy vehicles if he was to receive permission for an agricultural-related business.

Mr. Shellenberger felt the intent of the ordinances is to protect the applicant as well as his neighbors. Mr. Shellenberger thought if Mr. Kreider cannot commit to specific permitted uses he is putting himself at risk to have neighbors complain about him doing work that is not permitted under the ordinance.

Ms. Ehrhart suggested Mr. Kreider meet with the engineer to mark up his plan and think through his vision of his business.

Mr. Caldwell suggested that the Board of Supervisors open the hearing on May 17, as scheduled, and offer Mr. Kreider an opportunity to ask for a continuance. If the Board would set a date certain at that hearing, it would not have to be readvertised.

Ms. Ehrhart wanted the applicant to provide more detail, in conformance with the ordinance. Mr. Gainer suggested the applicant talk more with his consultant to expand the detail in his plan.

Mr. Shellenberger pointed out that the applicant would have to be clear to have a decision with as little grey area as possible. He said that the applicant would have to commit to parameters in order to meet the definition of an agricultural-related business.

Ms. Ehrhart made a motion, seconded by Mr. Shellenberger, to recommend that the applicant meet with the engineer to revise his plans with more detail and then return. All in favor.

ACTION ITEM:

Consider addition to Agricultural Security Area (standard procedure)

G. David Ginder, 1382 Pinkerton Road

Ms. Ehrhart made a motion, seconded by Mr. Shellenberger, to recommend approval of the addition of the Ginder property to the Agricultural Security Area.

PUBLIC COMMENT:

Mr. Scott Bowser spoke representing Mazza Vineyards. He indicated that he would be happy to answer questions the Commission members might have about the sewage situation at the Turnpike.

There being no further business to come before the Commission, the meeting was adjourned at 8:05 p.m.

Respectfully submitted,
Sara M. Gibson
Township Manager