

RAPHO TOWNSHIP
PLANNING COMMISSION MINUTES
June 5, 2023 at 7:00PM

The meeting was called to order at 7:00 p.m. by Chairman Jay Gainer. Also present were Commission members: Carrol Ehrhart, Howard Boyd, Dennis Shellenberger and Chet Eckman, as well as Township Manager, Randall Wenger and Jim Caldwell from Rettew, applicants, their representatives and members of the public.

Chet Eckman made a motion to approve the minutes from the April 3 Meeting. Howard Boyd seconded, all voted in favor.

BRIEFING ITEM:

Red Rose Midstream LLC/Rhoades Energy
55 Maibach Lane
Final Plan RT# 23-442
D.C. Gohn

Jim Caldwell briefed the Commission on the plan. The applicant is seeking to subdivide a 32.631 acre parcel in the industrial zone based upon the right of way of Maibach Lane to create two separate lots. The applicant is seeking the following modifications of the Subdivision and Land Development Ordinance: Section 403.1.A. Drafting Standards - Plan Scale, Section 403.7.A. through D.- Reports, Section 602.5 Reconstruction of Existing Streets, Section 602.11 Curbing, Section 602.12 Sidewalks. The small triangular lot is a an existing non-conforming parcel that was created by PennDOT when they acquired the right-of-way for Maibach Lane.

Carrol Ehrhart made a motion to move the RT#23-442 to an Action Item. Dennis Shellenberger seconded the motion. All voted in favor.

ACTION ITEM:

Consideration of RT#23-422 as an action item.

Carrol Ehrhart made a motion to recommend conditional approval of the plan and modifications and deferrals consistent with the recommendation in the Rettew letter dated May 26, and to acknowledge the triangular lot is an existing non-conforming lot created by PennDOT when they acquired the right-of-way for Maibach Lane. Howard Boyd Seconded. All voted in favor.

ACTION ITEM:

Omar & Emma Lapp
2435 Sunnyside Road
Final Lot add on and Subdivision Plan RT# 22-433
ELA Group

Jim Caldwell and Cheryl Love presented the plan to the Commission. The applicant is seeking a simple subdivision of land from the adjacent property owned by Bryan and Cerrita Reed to add land to the Omar and Emma Lapp property. Both properties are in the Agricultural zone. The Lapp property is presently 11.812 acres, and the Reed property is presently 20.475 acres. The proposed plan would result in the Lapp property being 21.644 acres and the Reed Property at 10.093 acres. The plan received a Zoning Hearing board Variance on March 6, 2023. New request: The applicant is seeking a modification of Section 405.4.A not to provide notification from DEP that "no planning" is needed.

Carrol Ehrhart made a motion to recommend conditional approval of the plan and the modification subject to the conditions in the Rettew letter dated June 2, 2023. Check Eckman Seconded, all voted in favor.

The meeting was adjourned at 7:29 p.m.

Respectfully Submitted,
Dennis Shellenberger, Secretary