

**RAPHO TOWNSHIP  
PLANNING COMMISSION MINUTES  
June 7, 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.

Howard Boyd made a motion to approve the minutes from the May 3, 2021 meeting. Carrol Ehrhart seconded the motion. The minutes were approved as written.

**ACTION ITEM:**

**Cornerstone Lot W-1 Warehouse  
Final Subdivision and Land Development Plan  
Rapho Township File # 20-403  
WareHaus**

Jim Caldwell and Joe Stein briefed the Planning Commission on the plan. 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 approve conditioned upon the recommendations in Rettew’s June 7<sup>th</sup> Letter. Chet Eckman seconded. The motion carried.

**ACTION ITEM:**

**MAA DURGA Enterprises LLC  
Conditional Use  
Rapho Township CU No. 2021-39  
Johnston and Associates, Inc.**

Jim Caldwell and Eric Johnston briefed the planning commission on the Conditional Use Application. The property at 1540 Strickler Road, consists of approximately 2 acres and is situated in an area of the Township zoned as Mixed Use Commercial. The applicant proposed to construct a drive through restaurant and hotel/motel on the property in accordance with the Zoning Ordinance and Subdivision and Land Development Ordinance of Rapho Township. As part of the planning process the applicant has presented two (2) sketch plans to the Rapho Township Planning Commission during 2020 and has incorporated their recommendations into the current plan.

Carrol Ehrhart made a motion to recommend approval of the conditional use to the Board of Supervisors conditioned upon the comments in the Rettew review letter dated June 3, 2021. Dennis Shellenberger seconded the motion. The motion carried.

The meeting was adjourned at 7:35 p.m.