

**RAPHO TOWNSHIP
PLANNING COMMISSION MINUTES
JULY 6, 2020 7:00 p.m.**

The meeting was called to order in a virtual format by Chairman Jay Gainer at 7:00 p.m., followed by the Pledge of Allegiance. The meeting had been advertised on the Township website to provide instructions for public participation. Participating in the meeting were Dennis Shellenberger, Carrol Ehrhart, Howard Boyd, Jay Gainer, and Jim Caldwell.

The minutes of the June 1, 2020 meeting were approved on a motion by Ms. Ehrhart, seconded by Mr. Shellenberger, motion carried 4-0.

BRIEFING ITEM:

Gary and Cheryl Good Land Development Plan #20-395

2127 Kulp Road

Harbor Engineering, consultant

Mr. Caldwell presented the plan. The applicants propose to subdivide approximately five acres from a 29.2-acre lot for the purpose of constructing a single-family dwelling, driveway, and stormwater management facilities. The applicants justify the larger lot size due to the high nitrate levels and size necessary for planning module approval. The property is comprised of Class IV soils, wetlands, and wooded areas. Several modifications are requested. Both the current lot and the new single-family lot would be served by on-lot water and sewer. The property is located in the Agricultural Zoning District.

Ms. Ehrhart made a motion, seconded by Mr. Boyd, to move the plan from a briefing item to an action item, motion carried 4-0.

Ms. Ehrhart made a motion, seconded by Mr. Boyd, to recommend approval of the modifications and plan, contingent upon the applicant meeting the conditions of the RETTEW letter dated July 1, 2020, to the satisfaction of the Township.

Ms. Ehrhart made a motion, seconded by Mr. Shellenberger, to move the planning module from a briefing item to an action item, motion carried 4-0.

Ms. Ehrhart made a motion, seconded by Mr. Shellenberger, to complete the Planning Commission's portion of the planning module and recommend Board approval, motion carried 4-0.

BRIEFING ITEM:

M5v2/Messick's

1475 and 1575 Strickler Road

ELA Group, Consultant

Mr. Gainer, as a representative of the applicant, relinquished his role as Chair to Carol Earhart.

Jim Caldwell presented the plan. The applicants propose a heavy-duty farm equipment sales, rental, and service center on two consolidated tracts. The applicants propose to construct a 3-story building in two phases, with a final building footprint of 358,100 square feet. All site

improvements required for Phases 1 and 2 of the building, including all access drives, parking, loading, and stormwater management facilities, would be constructed as part of Phase 1. The property is located in the Industrial Zoning District, and would be served by public water and sewer.

No action was taken on this plan.

There being no further business to come before the Commission, the meeting was adjourned at 7:20 p.m.

Respectfully submitted,
James R. Caldwell,
Interim Township Manager