

**RAPHO TOWNSHIP
PLANNING COMMISSION MINUTES
July 11 at 7:00PM**

The Meeting was called to order at 7:00 p.m. by Chairman Jay Gainer.

Present were: Jay Gainer, Howard Boyd, Dennis Shellenberger and Chet Eckman Also present was Township Engineer James Caldwell, Township Manager, Randall Wenger and applicants Nathan Brubaker, Derlyn Zimmerman and his consultants Steve Gergley, Tony Longo and Jonathan Martin.

PLEDGE OF ALLEGIANCE

Motion for approval of the June 6, 2022, minutes was made by Howard Boyd and seconded by Chet Eckman. All voted in favor.

BRIEFING ITEM:

Nathan Brubaker
939 Fairview Road

Jim Caldwell briefed the Commission on the Applicant's request. Applicant is seeking a conditional approval for Family Accessory Structure on his farm. The applicant plans to install a manufactured dwelling to the rear of the primary residence. The Township's SEO has determined that the septic system will need to be upgraded.

Chet Eckman made a motion to move the Nathan Brubaker family accessory structure request to an action item, Dennis Shellenberger seconded the motion. All voted in favor.

ACTION ITEM:

Dennis Shellenberger made a motion to recommend the approval of a family accessory structure agreement with Nathan Brubaker in Lieu of a land development plan conditioned upon the septic system being upgraded and the elimination of the proposed driveway, or preparing a stormwater plan for the driveway. Howard Boyd seconded the motion. All voted in Favor.

ACTION ITEM:

Derlyn G. & Karen Z. Musser
742 S. Colebrook Rd
Conditional Use #2022-43
Harbor Engineering

Jim Caldwell briefed the commission on the applicant's plan. Derlyn G. and Karen Z. Musser are the owners of a property located at 742 South Colebrook Road. The property is ±79 acres and is in the Agricultural District of Rapho Township. The applicants would like to build a 13,000 s.f. building to use for the farm as well as to allow parking for the trucks that they use in their Agricultural Support Business, Musser's Bulk Water. They would like to pursue this under the Agricultural Support Occupation Option in the Rapho Township Zoning Ordinance (Section 608.F), which is permitted by Conditional Use (Table 3-1.2.3.e). The Conditional Use hearing is scheduled for August 18, 2022 at 7:30 p.m.

Dennis Shellenberger made a motion to recommend approval conditioned upon the applicant addressing the comments in the Rettew letter dated 7/5/2022. Howard Boyd Seconded the motion. All voted in favor.

Consideration of 230 Sidewalk connectivity grant proposal for consistency with the Comprehensive Plan.

Howard Boyd made a motion to determine the sidewalk connectivity grant proposal was consistent with the township's comprehensive plan and for the Chairman to sign the provided letter indicating such. Chet Eckman Seconded. All voted in favor

The meeting adjourned at 7:14 p.m.

Respectfully Submitted,

Dennis Shellenberger, Secretary