

**RAPHO TOWNSHIP**  
**PLANNING COMMISSION MINUTES**  
**August 2, 2021 at 7:00 PM**

The meeting was called to order by Vice-chairman Carrol Ehrhart at 7:00 p.m. followed by the Pledge of Allegiance. Participating in the meeting were Dennis Shellenberger, Howard Boyd and Carrol Ehrhart. Also present were Randall Wenger, township manager.

Howard Boyd made a motion to approve the minutes from the July 12 meeting. Dennis Shellenberger seconded the motion. The minutes were approved as written.

**BRIEFING ITEM:**

**Abram & Elaine Mumma**

**460 Hossler Road**

**Lot Add on and Stormwater Management Plan**

**RT #21-412**

**Harbor Engineering**

Amanda Groff from Harbor engineering presented the plan. Abram and Faye Mumma are proposing to enlarge their vacant lot located at 460 Hossler Road. The area that would be added to their lot would be from the adjacent farm at 360 Hossler Road which is owned by Larry and Bonnie Hershey. The enlarged property will be used for a new single family dwelling and driveway. Both properties are located in and surrounded by properties in the Agricultural Zoning District of Rapho Township. The existing property at 460 Hossler Road is currently vacant with the exception of an outbuilding. 360 Hossler Road has agricultural fields, a house, barn, pond and driveway. Both lots are outside of the Township's Urban Growth and Village Growth boundaries. An on-lot sewer system and an on-lot well will be proposed to serve the new dwelling. Stormwater will be managed through the installation of one subsurface infiltration basin that will be located within the rear portion of the property. Applicant is requesting two modifications of the Subdivision and Land Development Ordinance as follows: SUBDIVISION AND LAND DEVELOPMENT ORDINANCE 1. Section 403.3 2. Section 602.5.E – Dedication of Existing Street Right-of-Way Width

Dennis Shellenberger made a motion to move the Abram and Elaine Mumma lot add-on item to an Action item, Howard Boyd Seconded the motion. All voted in favor and the motion was approved.

Dennis Shellenberger made a motion to conditionally approve the sought modifications pursuant to meeting the conditions in the Rettew letter dated July 29, 2021 Howard Boyd seconded the motion. All voted in favor and the motion was approved

**ACTION ITEMS:**

**Conditional Use 2021-40**

**James & Debra Keenan, Keenan Slab Works LLC.**

**4917 Elizabethtown Road**

James Keenan presented the request to operate a sawmill and kiln on their 20 acre property located at 4917 Elizabethtown Road, which in the agricultural zone.

Dennis Shellenberger made a motion to recommend approval to the Board of Supervisors conditioned upon the applicant addressing the items in the Rettew Letter of July 29, 2021. Howard Boyd Seconded the motion. All voted in favor and the motion was approved.

**Conditional Use 2021-41**

**DLT Farms, LLC., and Derek S. Hanna**

**3322 Sunnyside Road**

Shelia O’Roark, David Keener and Derek Hanna presented the application. Applicant has submitted a conditional use application for an Agricultural Related Business pursuant to Table 3-1.2 and Section 603.C of the Rapho Township Zoning Ordinance (“Ordinance”). In the alternative, Applicants request conditional use approval for an Agricultural Support Occupation pursuant to Table 3-1.2 and Section 608.F of the Ordinance. Applicant is seeking to repair and service heavy-duty agricultural equipment and as part of the agricultural equipment repair use, Applicants also would repair and service dumpsters on their 110.4 Acre property located at 3322 Sunnyside Road which is in the agricultural zone.

Howard Boyd made a motion to recommend approval to the Board of Supervisors conditioned upon the applicant addressing the items in the Rettew Letter of July 29, 2021. Dennis Shellenberger seconded the motion. All voted in favor and the motion was approved.

The meeting was adjourned at 7:55 p.m.

Respectfully submitted,

Dennis Shellenberger, Secretary