

RAPHO TOWNSHIP
PLANNING COMMISSION MINUTES
September 12, 2022 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 and Carrol Ehrhart Also present was Township Engineer James Caldwell, Township Manager, Randall Wenger and applicant representatives.

PLEDGE OF ALLEGIANCE

Motion for approval of the July 11, 2022, minutes was made by Chet Eckman and seconded by Dennis Shellenberger. All voted in favor.

BRIEFING ITEM:

KW Cornerstone W-3 LLC

1000 Strickler Road Expansion

Land Development plan and Modification request -RT# 22-426

Site Design Concepts

Jim Caldwell briefed the commission on the plan. KW Cornerstone W-3, LLC has submitted a land development plan and are seeking an expansion of the warehouse located on a 17.9-acre tract located at 1000 Strickler Road. They are seeking modifications of SLDO Section 305, Preliminary Plan and Section 403.F.1, 24"x36" plan size. Rettew recommended against moving this to an action item this evening to allow the applicants time to address the issues in the Rettew review letter dated September 12.

ACTION ITEM:

Carrol made a motion to defer consideration of RT#22-426 as an action item until a future meeting. Howard Boyd Seconded. All voted in Favor.

ACTION ITEMS:

CORE 5 is seeking a sewage Facilities Planning Module Exemption request for two warehouse distribution facilities located along Route 230 and Strickler Road. Carrol made a motion to recommend approval. Dennis Shellenberger seconded the motion. All voted in favor.

Rapho Township proposed Zoning Ordinance update review. Jim Caldwell informed the board of an error in the reference in section 11 to section 5.26.2. Carrol Earhart made a motion to

recommend approval of the zoning amendment to with the removal of section 11. Chet Eckman seconded the motion. All voted in favor.

Jim Briefed the commission on the rezoning Petition for 1475 Main Street and 1480 Strickler Road, Mount Joy review. Carrol would have preferred to see the approved uses in the mixed-use commercial changed to allow but made a motion to recommend approval of the rezoning. Howard Boyd seconded. All voted in favor.

The meeting adjourned at 7:40 p.m.

Respectfully Submitted,

Dennis Shellenberger, Secretary