

**RAPHO TOWNSHIP
PLANNING COMMISSION MINUTES
September 14, 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, Chet Eckman, Carrol Ehrhart, Howard Boyd, Jay Gainer, and Jim Caldwell.

The minutes of the August 3, 2020 meeting were approved on a motion by Ms. Ehrhart, seconded by Mr. Shellenberger, motion carried 5-0.

ACTION 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.

Following discussion by the Commission, motion by Carrol Earhart, second by Howard Boyd, to recommend the Board of Supervisors approve the requested modifications subject to the recommendations and conditions in the RETTEW September 10, 2020 review letter and further recommend conditional plan approval subject to addressing the comments in the RETTEW September 10, 2020 review letter to the satisfaction of the Township. Motion carried 4-0 with Jay Gainer abstaining.

Penn Township Comprehensive Plan Amendment

Penn Township is proposing changes to its portion of the Manheim Central Comprehensive Plan, summarized as follows; in 2018 a rezoning occurred changing Agricultural to Residential TND, the parcel in question would be a 54 acre addition to the Urban Growth Area (UGA). More recently, a rezoning petition has been submitted, changing Commercial to Agricultural, alongside with the request to remove of 15 acres from the UGA (for a future farm preservation through the Lancaster County Ag. Preserve Board).

Following discussion, the Commission stated they had no formal comments and were in agreement with the proposed amendment.

There being no further business to come before the Commission, the meeting was adjourned at 7:40 p.m.

Respectfully submitted,
James R. Caldwell,
Interim Township Manager