

RAPHO TOWNSHIP
PLANNING COMMISSION MINUTES
October 3, 2022 at 7:00PM

The meeting was called to order at 7:00 p.m by Chairman Jay Gainer. Also present were Commission members Howard Boyd and Chet Eckman. Township Manager Randall Wenger and Township Engineer Jim Caldwell were also present as were applicants representatives Steve Gergley and Eric Johnston.

The September 12, 2022, meeting minutes were unanimously approved on a motion by Chet Eckman and seconded by Howard Boyd.

BRIEFING ITEM:

Jamesfield Manor
Revised Subdivision Plan and Modification RT#22-427
3496 Meadow View Road
Harbor Engineering

Township Engineer Jim Caldwell briefed the Commission on the Jamefield Manor revised subdivision Recently, Mr. James Keener had added a 3.03 parcel of land fronting onto Meadow View Road to his farm at 3496 Meadow View Road, via a deed of consolidation and merger (Doc. ID 6655374). The Hills of Jamesfield Manor Subdivision plan was recorded in 2012 (2012-0184-J) and established 7 building lots and the remaining lands, which were 78.6 acres. In 2019, Harbor Engineering prepared a revised subdivision plan for the Hills of Jamesfield Manor in which approximately 1.16 acres were added from the remaining lands parcel to 3646 Meadow View Road. The building lots established by the Hills of Jamesfield Manor were unaffected by that revised plan, however deeds have not been recorded for those lots. Following consultation with Township Staff, it was determined that a revised Subdivision Plan must be filed to document the recent lot addition added by deed of consolidation and merger and to reestablish the Hills of Jamesfield Manor lots. It should be noted that building lots shown on the Revised Subdivision Plan are the same as the originally approved plan. The road and common stormwater infrastructure have been installed. All of the properties and lots involved with this plan are within the Agricultural Zoning District. Sewage Planning for the lots was approved with the original plan. Modifications are being sought for SLDO section 403.1.A Drafting Standards, 403.3.A Existing Contours, and 403.3.C. Existing features within the subject tract.

Howard Boyd made a Motion to move the Jamesfield Manor revised subdivision and modifications to an action item. The motion was seconded by Chet Eckman. All voted in favor.

ACTION ITEM: Consideration of RT#22-427 as an action Item or deferral of action until a future meeting

Howard Boyd made a motion to recommend the James field Manor Subdivision and Modifications for approval subject to the applicant addressing the comments in the Rettew letter dated October 3, 2022 to the satisfaction of the Township. Chet Eckman seconded the motion. All voted in favor.

BRIEFING ITEM:

Michael G. Miller

Final Plan and Modification RT#22-428

2889 Zink Road

Harbor Engineering

Jim Caldwell briefed the Commission on the plan. Michael and Sarah Miller are the owners of a farm property consisting of approximately 74 acres. The property is located on the north and south sides of Zink Road and is zoned Agricultural. The farmhouse and associated agricultural buildings are located on the south side of Zink Road. There is also an existing single-family residence and barn located on the north side of Zink Road, which takes access from an existing offsite driveway. As shown on the Subdivision Plan, there is an existing access easement in place for this shared driveway.

The Miller's are proposing to subdivide the existing dwelling with a 2-acre parcel, as shown on the Subdivision Plan via a flag lot configuration. No improvements are proposed for either the proposed lot or the remaining lands. Modification are being sought for SLDO section 403.1.A Drafting Standards, 403.3.A Existing Contours, 403.3.C Existing features within the subject tract and Section 602.5.E and 602.7.A – Additional Right-Of-Way Dedication.

Chet Eckman Made a motion to move the Michael Miller subdivision to an action item. Howard Boyd seconded the motion. All voted in favor.

ACTION ITEM: Consideration of RT#22-428 as an action Item or deferral of action until a future meeting.

Chet Eckman made a motion to recommend approval of the Michael Miller subdivision and modification for approval subject to the applicant addressing the comments in the Rettew letter of September 28 to the satisfaction of the Township. Howard Boyd seconded the motion. All voted in favor.

ACTION ITEM:

MAA DURGA ENTERPRISES

1540 Strickler Road

Preliminary/ Final Plan and Modification Request RT #22-422

Johnston and Associates

Jim Caldwell briefed the Commission on their second review of this submission. The applicant is seeking to construct a 45 Unit Hotel and a Kentucky Fried Chicken on a lot at 1540 Strickler Road. The applicant is requesting the following modifications:

SALDO Section 408.1. – Water Service Feasibility Report, SLDO Section 408.2. – Sewer Service Feasibility Report, SALDO Section 602.1.N – Concrete Monuments, SALDO Section 602.10.D – Intersection Clear Sight Triangle, SALDO Section 602.11 – Curbs shall be constructed and installed in accordance with the specifications in the SLDO., SLDO Section 602.12 – Sidewalks, SLDO Section 609.5.10 – Street Trees, SW Section 506 Design Standards – Volume Control. The applicant also added three additional SLDO modifications they are seeking: 602.8.E, 602.8.F and 603.1.D Private drive Horizontal alignment and Reverse Curve Design.

Howard Boyd made a motion to recommend approval of the plan and modification requests subject to the applicant addressing the comments in the Rettew letter dated October 3 to the satisfaction of the Township but to defer approval of the 3 most recent modifications 602.8.E, 602.8.F and 603.1.D to the Board of Supervisors. Check Eckman seconded the motion. All voted in favor.

The meeting adjourned at 7:32 p.m.

Respectfully Submitted,

Randall O. Wenger,
Township Manager