

**RAPHO TOWNSHIP  
PLANNING COMMISSION MINUTES  
November 1, 2021 at 7:00 PM**

The meeting was called to order by Chairman Jay Gainer at 7:00 p.m. followed by the Pledge of Allegiance. Participating in the meeting were Jay Gainer, Chet Eckman Dennis Shellenberger, Howard Boyd and Carrol Ehrhart. Also present were Randall Wenger, township manager and James Caldwell, Township Engineer.

Carrol Ehrhart made a motion to approve the minutes from the August 2, 2021 meeting. Chet Eckman seconded the motion. The minutes were approved as written.

**BRIEFING ITEM:**

RT # 21-413 – BRUCKHART LOT ADD-ON  
RICHARD & DENISE BRUCKHART  
163 RIFE RUN RD/1094 LEBANON RD  
DC GOHN

Jim Caldwell reviewed the application and his review of the plan with the Commission. The applicant is seeking to transfer 26.6231 acres from their property at 1094 Lebanon Road to the property at 163 Rife Run Road. Both properties are currently owned by the Bruckharts with no construction, improvements or earth disturbance proposed. The applicant is seeking modification of SLDO Section 403.1.1 Plan Scale, Section 602.5.E – Right-of-Way,

Carrol Ehrhart made a motion to move the Bruckhart application to an action item, Howard Boyd Seconded, all voted in favor.

**ACTION ITEM:**

Carrol Ehrhart made a motion to recommend the Bruckhart plan for conditional approval including the modifications subject to the applicant addressing the comments in the Rettew letter of October 28, 2021. Dennis Shellenberger seconded the motion, all voted in favor.

**BRIEFING ITEM:**

RT # 21-414 - BRIAN MAEDERER LOT ADD-ON  
BRIAN D & MARCIA MAEDERER  
2393/2394 PINCH RD  
DIEHM & SONS

Jim Caldwell reviewed the application and his review of the plan with the Commission Applicant is seeking to add 6.22 acres to a 15.51 acre adjacent improved property. Applicant is seeking a modification of Section 403.3B.3 Wells and septic system within 200' of the parent tract, Section 403.4.0 Easement for on lot sewage replacement easement – Lot 2 (22.93 acres) Section 405.2.F/601.1.N Concrete monuments to be set at break points of dedicated Right-of-Way. SLDO Section 403.3.C.4 Significant environmental or topographic features.

Carrol Ehrhart made a motion to move the Maederer application to an action item, Chet Eckman seconded, all voted in favor.

**ACTION ITEM:**

Carrol Ehrhart made a motion to recommend Maederer plan for conditional approval including the modifications subject to the applicant addressing the comments in the Rettew letter of November 1, 2021. Chet Eckman seconded the motion, all voted in favor.

The meeting was adjourned at 7:21 p.m.

Respectfully submitted,

Dennis Shellenberger, Secretary