

**RAPHO TOWNSHIP**  
**PLANNING COMMISSION MINUTES**  
**April 7, 2025 at 7:00PM**

The meeting was called to order at 7:00 p.m. by Chairman Jay Gainer. Also present were Commission members Dennis Shellenberger, Bryan Balmer and Carrol Ehrhart. Randall Wenger, Township Manager and James Caldwell, from RETTEW, applicants and their representatives were also present.

**APPROVAL OF MARCH 3, 2025 MEETING MINUTES** Dennis Shellenberger made a motion to approve the March 3 meeting minutes, Bryan Balmer seconded, All voted in favor.

**BRIEFING ITEM:**

**Colebrook Ridge School**

**790 Hossler Road**

**Final Plan/ Modification, RT#25-470**

**DC Gohn**

Jim Caldwell briefed the Planning Commission. The proposed improvements are located along Hossler Road and the property is located entirely in Agricultural Zoning District. The client is proposing a one-room Amish school, stone access drive, on lot sewer, stormwater facilities, and other site improvements. Stormwater will be managed by two underground stone beds. The total site disturbance is 0.68 acres. Applicant is seeking the following modifications: Subdivision and Land Development Ordinance 1. Section 295-305 – Preliminary Plan Application, 2. Section 295-408.D – Wetland Study. Stormwater Management Ordinance 1. Section 286-28.D – Pipe Size, 2. Section 286-28.K – Junction Structures.

Carrol Ehrhart made a motion to move the plan to an action item. Dennis Shellenberger seconded the motion. All voted in favor.

**ACTION ITEM:** Consider Colebrook Ridge School, RT# 25-470 as an action item or defer action until a future meeting.

Carrol Ehrhart made a motion to recommend conditional approval of the plan and modifications subject to ta applicant addressing the comments in the April 4, 2025, RETTEW letter to the satisfaction of the township. Dennis Shellenberger seconded the motion. All voted in favor.

**ACTION ITEM:**

**Paradise Energy Solutions**

**1320 Strickler Road**

**Final Plan and Modifications RT# 24-467**

## **Harbor Engineering**

Jim Caldwell briefed the Planning Commission. The applicant has submitted a Preliminary / Final Land Development Plan for Paradise Energy Solutions, at 1320 Strickler Road. The property is approximately 7.8 acres and located within the Industrial Zoning District and has had previous plans approved by the Township over the years since. The project site was initially subdivided as part of the Mount Joy Industrial Park Plan (J-208-0013) which included the construction of the existing detention basin on the site. Then in 2008, a Final Land Development Plan was approved to install a parking lot and display area over the remaining unbuilt area of the site which was never constructed.

In 2023, the lot was established in its current configuration by the Revised Final Subdivision Plan for 1294 Strickler Road (2023-0135-J). It is the applicant's intention to develop the property with a new 5-story office building and contractor shop space for Paradise Energy Solutions and Upward Broadband. The improvements will also include parking areas and loading areas. Please note that a landscaped area is provided along Strickler Road in lieu of providing landscape islands every 10 parking spaces within the parking compounds per Section 350-520.E.(8) of the Rapho Township Zoning Ordinance.

The applicant is seeking the following SUBDIVISION AND LAND DEVELOPMENT ORDINANCE Modifications:

1. Section 295-602.E.1 – Reconstruction of Existing Streets , 2. Section 295-602.H.5 – Horizontal Alignment: minimum curve separation (NEW), 3. Section 295-602.H.6 – Horizontal Alignment: minimum curve radius (NEW), 4. Section 295-602.I.6 – Vertical Alignment, 5. Section 295-602.I.3 Vertical Curve Length (NEW), 6. Section 295-602.J.4 – Intersections – Clear Sight Triangle, 7. Section 295-602.J.5 - Distance between centerline of streets., 8. Section 295-602.K Curbing, 9. Section 295-602.L.1.d– Sidewalks – Minimum Grass Planting Strip, 10. 295-603.A.3 – Access Drives: Parking (NEW)

The applicant is seeking the following STORMWATER MANAGEMENT ORDINANCE Modifications:

1. Section 286-22.A.2 – Profiles at 30 scale to Match Plan Scale, 2. Section 286-28.D – Conveyance Facility Design Criteria, 3. Section 286-28.D – Conveyance Facility Design Criteria - Swale Design – Minimum Bottom Slope, 4. Section 286-29.C –Aboveground Storage Facility Criteria: Embankment Slope, 5. Section 286-30 – Volume Control

Carrol Ehrhart made a motion to recommend a conditional approval subject to the applicant addressing the comments in the RETTEW letter dated April 3, 2025, to the satisfaction of the township. Dennis Shellenberger seconded. All voted in favor.

### **ACTION ITEM:**

**Phillip Nolt**  
**185 Oak Tree Road**

### **Conditional Use # 2025-53**

#### **Red Barn Consulting**

Jim Caldwell briefed the Planning Commission on the conditional use application of Philip D. and Darlene N. Nolt and Clinton Nolt to permit a small all-terrain vehicle (ATV) repair and sales shop as an Agricultural Related Business on property located at 185 Oak Tree Road in Rapho Township, Tax Parcel #540-17907-0-0000 in the Agricultural Zone. The application is submitted under Section 603.C of the Rapho Township Zoning Ordinance.

Carrol Ehrhart made a motion to recommend approval of the conditional use application subject to the applicant addressing the comments and conditions in April 2, 2025, RETTEW letter obtaining needed zoning relief. Dennis Shellenberger seconded. All voted in favor.

Carrol Ehrhart made another motion to forward comments to the Zoning Hearing Board that the Planning Commission has no objection to the applicant's proposed variance for vehicle storage in front of the barn, and that screening should not be necessary given the distance from adjoining properties. Bryan Balmer seconded the motion. All voted in favor.

**Manheim Central Regional Comp Plan Draft Comments** - Randall Wenger and Jim Caldwell reviewed the draft Manheim Central Regional Comprehensive plan with the Planning Commission. There were no comments submitted by the Planning Commission.

### **ADJOURN**

The meeting was adjourned at 7:50 p.m.

Respectfully submitted,  
Dennis Shellenberger, Secretary