

RAPHO TOWNSHIP
PLANNING COMMISSION MINUTES
June 2, 2025 at 7:00PM

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

APPROVAL OF MAY 5, 2025 MEETING MINUTES *Chet Eckman made a motion to approve the May 5, 2025 meeting minutes, Bryan Balmer seconded. All voted in favor.*

BRIEFING ITEM:

Noah W. Kreider and Sons

240 and 416 Weaver Road

Proposed Riding Arena and Lot add on Plan RT# 25-476

Team Ag, Inc.

Jim Caldwell Briefed the Commission. The applicant is seeking to take 6.154 acres from 416 Weaver Road, presently 47.516 acres, and add it to 240 Weaver Road, presently 80.47 Acres. The end result will be 416 Weaver Road at 41.362 acres and 240 Weaver Road at 86.624 acres. Both properties are in the Agricultural Zone. The applicant is seeking to construct a riding arena at 240 Weaver Road. The Applicant is making the following Waiver/Modification Requests: SALDO Section 295-305 – Preliminary Plan Application. Sections 295-403.D.13, 295-403.D.15, 295-408.B.6.c, and 295-408.B.6.d pertaining to replacement Septic Area.

Stormwater Management Ordinance Section 286-30.A.(2).(c).(1)- Maximum Loading Ratio for Volume Control Facilities

ACTION ITEM:

Consider Noah W. Kreider and Sons, Plan RT#25-476 as an action item or defer action to a future meeting.

Chet Eckman made a motion to move the Kreider Plan RT#25-476 to an Action Item, Bryan Balmer Seconded. All voted in favor.

Dennis Shellenberger made a motion to recommend the Kreider Plan RT#25-476 for approval, with the new modification requests, to the Board of Supervisors, subject to the applicant addressing the comments in the RETTEW letter dated May 29, 2025. Bryan Balmer seconded. All voted in favor.

ACTION ITEM:

Cornerstone Business Park Lot W-4

Cornerstone Road and Willow Creek Drive

Preliminary/ Final/Modification RT# 25-472

KCI Technologies, Inc.

Jim Caldwell Briefed the commission. KW Cornerstone W-4, LLC desires to develop the vacant lot W-4 with a new warehouse with loading docks and associated site improvements. The property is currently owned by KW Cornerstone W-4, LLC.

The project involves the construction of a new ±92,880 sf warehouse building with 17 loading docks and associated site improvements. Access to the site will be from Cornerstone Drive via two new driveways, one for truck traffic and the other for passenger vehicles. Additional site improvements include paved parking and access drives, utility laterals, landscaping, and stormwater management facilities. As part of the project, excess earthwork from Lot W-4 will be placed and graded on the adjacent Lot 5. The applicant withdrew the following SALDO Modification: Section 305 – Modification of the Preliminary Land Development Plan. The applicant has submitted the following additional SALDO modifications: Section 602.E.1.a, 602.K, 609.E. Requiring the reconstruction of roadway frontage to the centerline, and the Stormwater Management Ordinance, Section 286-28.D requiring a minimum pipe diameter of 18", Section 286-29.C requiring a maximum allowable side slope on the interior of the basin of 5:1.

Jim Caldwell thanked the applicant for their efforts to go above and beyond to the ordinance requirements to shield the adjacent residential properties from the impact of their project.

Chet Eckman made a motion to recommend approval of the Cornerstone Business Park Lot W-4, RT# 25-472 subject to the applicant addressing the comments in the May 30, 2025 RETTEW letter. Dennis Shellenberger seconded. All voted in favor.

ADJOURN

The meeting was adjourned at 7:18 p.m.

Respectfully submitted,
Dennis Shellenberger, Secretary