

RAPHO TOWNSHIP
PLANNING COMMISSION MINUTES
July 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 Chet Eckman, Dennis Shellenberger and Randall Wenger, Township Manager and James Caldwell from RETTEW, applicant and their representatives were also present.

APPROVAL OF JUNE 2, 2025 MEETING MINUTES *Chet Eckman made a motion to approve the June 2, 2025 meeting minutes, Dennis Shellenberger seconded. All voted in favor.*

BRIEFING ITEM:

Levi King - Back Run School
1331 Shelly Road
Sketch Plan and Modification RT#25-477
Diehm and Sons

Jim Caldwell Briefed the Commission. Applicant is proposing an accessory dwelling unit to be connected to the main structure. The dwelling will be two stories and have up to 2000 square ft of living space. The new dwelling will share a farm driveway and well. A new separate sewage system will be installed for the new dwelling unit. The new dwelling will be occupied by family members. Applicant is seeking a modification of SLDO Section 295-205/306 Preliminary Final Plan Submission.

Chet Eckman made a motion to move the Levi King accessory Dwelling Unit plan and modification RT#25-477 to an action item. Dennis Shellenberger seconded. All voted in favor. Randall Wenger informed the commission that he and Jim Caldwell had reviewed the planning module at staff review on June 4 and he had completed component 4B on behalf of the commission. The Board of Supervisors had approved the planning module resolution at their June 5 meeting, and it had been submitted to the PA DEP.

ACTION ITEM:

Consider Levi King, Back Run School RT#25-477 as an action item or defer action to a future meeting.

Dennis Shellenberger made a motion to recommend approval of the modification subject to the applicant addressing the comments in the July 7, 2025 RETTEW letter. Chet Eckman Seconded. All voted in favor.

Carrol Earhart joined the meeting.

ACTION ITEM:

Colebrook Ridge School
790 Hossler Road
Planning Module
D.C. Gohn

Jim Caldwell Briefed the Commission on the Colebrook Ridge School planning module.

Carrol Earhart made a motion to authorize the Township manager to complete section 4B of the planning module mailer on behalf of the Planning Commission. Chet Eckman Seconded. All voted in favor.

Randall Wenger shared an e-mail from he received this evening from Joshua Deering, Chairman of the Mount Joy Borough Planning Commission inviting a representative to be a part of the Donegal Regional Comp Plan that is in the beginning stages. The Commission felt the opportunity to review the draft plan before adoption, per the MPC was adequate.

ADJOURN

The meeting was adjourned at 7:10 p.m.

Respectfully submitted,
Dennis Shellenberger, Secretary