

RAPHO TOWNSHIP
PLANNING COMMISSION MINUTES
December 1, 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 and Bryan Balmer. Randall Wenger, Township Manager and Jim Caldwell from RETTEW, applicant and his representative were also present.

BRIEFING ITEM:

EKR Properties (Stable Hollow Construction)
2488 Lebanon Road
Preliminary/Final Plan & Modifications RT# 25-485
Diehm & Sons

Jim Caldwell Briefed the commission on the plan. The 7 acre project site is located at 2488 Lebanon Road. Southwest Corner of Lebanon Road and Cider Press Road) Currently on the property is a building, a paved area and an area of buildings leased by D&E. The remainder of the site is cultivated fields. The tract slopes west to the Chiques Creek located on the western property line. The applicant is seeking to construct a building and associated drives and parking lots for Stable Hollow Construction. The applicant is seeking the following modifications:

Subdivision and Land Development Ordinance Section 305.A – Preliminary Plan application, Section 403.3.B – Existing features shall be shown out to 200' beyond the property, Section 602.9.A – Vertical curves required for all changes of grade along access drives, Section 602.10.E – Separation distance between intersections along an arterial road, Section 602.10.F – Minimum radii of cartway edge at intersections and **Stormwater Management Ordinance** Section 404.3.B – Existing features shall be shown out to 200' beyond the property.

Applicant's representative Keven Varner, requested an additional stormwater modification of Section 286-25.A.15.C to permit a use of a level spreader. Jim Caldwell said he is not opposed to the use of a level spreader in this application.

ACTION ITEM:

Consider EKR Properties RT# 25-485 as an action item or defer action until a future meeting.

Dennis Shellenberger made a motion move the EKR Properties plan to an Action Item. Bryan Balmer Seconded. All voted in Favor.

Dennis Shellenberger made a motion to recommend approval of the plan and advertised modifications to the Supervisors subject to the applicant addressing the comments in the RETTEW letter dated November 26, 2025 to the satisfaction of the Township and to note that

the Planning Commission has no objection to the newly requested modification , but will defer to the Board of Supervisors. Bryan Balmer Seconded. All voted in favor.

Kreider Farms
240 Eby Chiques Road
Planning Module
EDS Soil Consulting

Review Planning Module and authorize manager to complete Component 4A of the DEP Planning Module on behalf of the Planning Commission.

Bryan Balmer made a motion to authorize the Township Manager to complete Component 4 A on behalf of the Planning Commission. Dennis Shellenberger seconded. All voted in Favor.

ADJOURN

The meeting was adjourned at 7:15 p.m.

Respectfully submitted,
Dennis Shellenberger, Secretary