

**RAPHO TOWNSHIP
PLANNING COMMISSION AGENDA
OCTOBER 7, 2019 7:00 p.m.**

CALL TO ORDER

PLEDGE OF ALLEGIANCE

APPROVAL OF THE MINUTES OF THE AUGUST 5, 2019 MEETING

BRIEFING ITEM:

Revised Final Subdivision Plan for Elm Tree Phase 5A #19-381

936 Strickler Road

David Miller/Associates, consultant

This plan involves several revisions to the Elm Tree Phase 5A project already under construction. The plan includes 27 single-family homes on 14.218 acres of land adjacent to Rapho Park. The applicants propose with this revision to add three parking spaces and a centralized cluster mailbox unit. The revised plan also proposes to increase the maximum build-to line from the previously approved 20 feet to 25 feet. The name of the street will be changed from Musser Drive to Emerald Way. The property is located in the R-2 Mixed Residential Zoning District and is part of the Village Overlay District.

BRIEFING ITEM:

Revised Final Subdivision Plan for Elm Tree Phase 4C #19-382

Fieldstone and Barrington Drives, south of Rapho Park

Pioneer Management, LLC, consultant

The applicants propose to divide the final phase of the Elm Tree Phase 4 development into 47 single-family and two multi-family attached dwellings on 8.927 acres. The project would connect Fieldstone Drive adjacent to Rapho Park, and create a new connecting street called Barrington Drive. The development would also connect the 6' wide pedestrian trail from Fieldstone Drive to the park. All streets in the project would be dedicated to the Township, and the homes would be served by public water and sewer. The property is located in the R-2 Mixed Residential Zoning District and is part of the Village Overlay District.

ACTION ITEM:

Elm Tree Phase 4C

Request for modification to allow improvement construction plan