

**RAPHO TOWNSHIP  
PLANNING COMMISSION AGENDA  
JANUARY 11, 2016 7:00 p.m.**

**CALL TO ORDER  
PLEDGE OF ALLEGIANCE  
REORGANIZATION  
APPROVAL OF THE MINUTES OF THE DECEMBER 7, 2015 MEETING**

**BRIEFING ITEM:**

**Mastersonville Volunteer Fire Company Final Land Development Plan #15-307**

**2166 Meadow View Road**

**Harbor Engineering, consultant**

The property comprises 10 acres across the street from the existing Mastersonville Fire House. The Fire Company received Zoning Hearing Board approval to create a 10-acre lot for institutional use on July 1, 2008. The applicants propose to construct an approximately 13,000 square foot fire house, along with associated drives and parking areas. The building is proposed to be served by on-lot sewage and water. Stormwater is proposed to be managed using 2 infiltration basins and a 10,000 gallon underground cistern. The property is located in the Agricultural Zone.

**ACTION ITEM:**

**GFI Transport Preliminary/Final Land Development Plan #15-305**

**860 Milton Grove Road**

**David Miller/Associates, consultant**

The applicants propose to construct a new 7,360 square foot office/shop building. The 84-acre farm property currently houses multiple uses, including a single-family dwelling, self-storage units, and a trucking business that hauls agricultural related products. The trucking business was approved as a conditional use in 2005. The conditional use decision was amended in 2015 to accommodate the additional structure on the property and relocate the 5-acre area permitted for the trucking business use. The applicants propose to manage stormwater using swales and a detention basin. The property is located in the Agricultural Zoning District.

**ACTION ITEM:**

**Keller Tract (Rapho Partners LLC) Request for waiver of subdivision plan processing #15-309**

**Mount Joy Road at Little Chiques**

**David Miller/Associates, consultant**

The applicants own a 23-acre tract of land known as the Keller Tract, off Mount Joy Road near the Little Chiques Creek. The applicants propose to subdivide a small portion of the tract to separate three existing structures currently used for personal storage from the remainder of the undeveloped tract. The proposed subdivision would result in a 23.05-acre undeveloped tract and a .38-acre tract with no additional improvements. The applicants request to waive the subdivision plan process in order to separate a non-conforming lot on which no improvements are proposed from the larger tract in preparation for future development. The applicants have been granted several variances from the Zoning Hearing Board to allow for the creation of a lot which is less than the required lot area and does not meet requirements for rear and side yards or lot coverage. The property is located in the Residential-1 Zoning District, in the Open Space Development Overlay Zone.