

**RAPHO TOWNSHIP  
PLANNING COMMISSION AGENDA  
JANUARY 11, 2021 7:00PM**

**CALL TO ORDER  
PLEDGE OF ALLEGIANCE**

**REORGANIZATION**

**APPROVAL TO AMEND NOVEMBER 2, 2020 MINUTES PRVIOUSLY  
ADOPTED BY CHANGING THE DATE OF THE MINUTES APPROVED  
TO SEPTEMBER 14, 2020 FROM AUGUST 3, 2020.**

**APPROVAL OF DECEMBER 7, 2020 MINUTES**

**BRIEFING ITEMS:**

**KW Cornerstone Lot W-1, LLC Land Development Plan #20-403  
Cornerstone Drive, Mount Joy, PA  
Warehaus**

Lot 1 of the Cornerstone Industrial Park is located at the intersection of Cornerstone Drive and Strickler Road and consists of 21.39 acres. The applicant proposes a 217,000 s.f warehouse. At this time, no tenant has been selected for the building. It is expected that the building would house offices for the warehouse operation and the warehousing of goods coming and going from this location. Since no tenant has been identified, the nature of the goods warehoused is unknown.

**Land Development Plan Waiver Request  
Major Land Disturbance Plan #20-405  
Covanta Environmental Solutions  
190 Shellyland Road, Mount Joy  
RGS Associates**

The project proposed a 4000 SF expansion of the existing industrial use on a 2.15 acre lot. A new loading dock is being proposed with the building expansion, additional pavement is being proposed to accommodate truck movements for the proposed loading dock. Applicant is requesting the following waivers/modifications: Subdivision and Land Development Ordinance Section 305 and 306 Preliminary and Final Plan Applications, Stormwater Management Ordinance Section 504.4(A)(4) Minimum Pipe Diameter, Section 505.3(a)(2) Basin Interior Side Slopes.

**ACTION ITEMS:**

**KW Cornerstone Lot W-1 LLC Conditional Use Application  
Cornerstone Drive, Mount Joy  
Warehaus**

Lot 1 of the Cornerstone Industrial Park is located at the intersection of Cornerstone Drive and Strickler Road and consists of 21.39 acres. The applicant proposes a 217,000 s.f warehouse. At this time, no tenant has been selected for the building. It is expected that the building would house offices for the warehouse operation and the warehousing of goods coming and going from this location. Since no tenant has been identified, the nature of the goods warehoused is unknown. The Conditional use is required as the applicant proposes a warehouse use in the Industrial Zone.

**OTHER BUSINESS:**