

**RAPHO TOWNSHIP
PLANNING COMMISSION AGENDA
FEBRUARY 4, 2019 7:00 p.m.**

CALL TO ORDER by Temporary Chairman Gainer

PLEDGE OF ALLEGIANCE

REORGANIZATION

APPROVAL OF THE MINUTES OF THE DECEMBER 3, 2018 MEETING

**RATIFICATION OF ACTION REGARDING ORDINANCE #2009-1 RELATING
TO THE VILLAGE OVERLAY AT 936 STRICKLER ROAD**

BRIEFING ITEM:

B.C. Desai Holiday Inn Preliminary/Final Land Development Plan #18-368

Southwest corner of East Main Street and Esbenshade Road, Mount Joy

ELA Group, Inc., consultant

The property comprises 4.619 acres near the intersection of Route 230 (Main Street) and Esbenshade Road. The applicants propose to construct a 4 story, 85-room hotel, along with a separate 6,752 square foot building which will include a coffee shop, a fast casual restaurant, and a retail store. Impervious coverage would total 54,333 square feet. The project has several driveways, including one proposed exit only onto existing Authority Drive, located on the south side of the lot. The exit only drive was created in response to a condition imposed by the Board of Supervisors in their decision of January 17, 2019. The driveway configurations have precipitated a number of waiver requests. The property is located in the Mixed Use Commercial Zoning District.