

**RAPHO TOWNSHIP
PLANNING COMMISSION AGENDA
FEBRUARY 5, 2018 7:00 p.m.**

CALL TO ORDER

PLEDGE OF ALLEGIANCE

APPROVAL OF THE MINUTES OF THE JANUARY 8, 2018 MEETING

BRIEFING ITEM:

Final Land Development Plan #17-345

Alistair LP

1294 Strickler Road

Penn Terra, consultant

The applicants propose to construct a 48,240 square foot warehouse and automobile reconditioning facility, parking areas, and water quality BMP's on a 7.98 acre property. The total area of new impervious coverage will be 101,729 square feet, or 29.33%. Stormwater management facilities were constructed as part of the Rapho Triangle Industrial Park Phase 1B Final Subdivision Plan. Stormwater will be discharged to an existing detention basin on the south side of the lot. The property is located in the Industrial Zoning District.

BRIEFING ITEM:

Centerline Subdivision Plan, 224 Breneman Road #18-352

Curtis and Epsucheolige Hoffman

Harbor Engineer, consultant

The property is owned by Mary Jane Breneman, and the Hoffmans, as equitable owners, are the applicants for this plan. The property comprises 136 acres, with an existing farmhouse and associated buildings on the west side of Breneman Road. The applicants seek to subdivide the property using the centerline of Breneman Road as the subdivision line. No improvements are planned, and a waiver of sewage planning is requested. The property is located in the Agricultural Zoning District.

Hoffman request for planning waiver and non-building declaration

REVIEW ITEM:

Flyway Excavating Plan #17-349

Esbensshade Road and Old Harrisburg Pike

The applicants propose to construct an 11,208 square foot gross floor area excavating contractor's office and shop with storage yard on a 5.78 acre parcel. The applicants received approval from the Zoning Hearing Board for a special exception to construct stormwater management facilities in a floodplain. The applicants have requested modifications of requirements for traffic study, curbing, sidewalks, landscaping, and construction standards for access drives. Stormwater is proposed to be managed using a bioretention basin. The property is located in the Industrial Zoning District.

REVIEW ITEM:

Conditional Use application #2018-30

Mt. Joy Investors, LLC

1580 Strickler Road

The applicants propose to construct a 2,753 square foot Taco Bell restaurant with a drive thru and outdoor dining, as well as a second commercial building with a gross floor area of 9,445 square feet for a mix of retail and restaurant uses at the corner of Strickler and Esbenshade Roads. The property comprises 2.085 acres, and is included within the Rapho Triangle development plan. Total property coverage proposed is 68.5%. The applicants will reconstruct Sheetz Lane as the entrance to the property. The conditional use hearing is scheduled to be held before the Board of Supervisors on March 1. The property is located within the Mixed Use Commercial Zoning District.