

**RAPHO TOWNSHIP  
PLANNING COMMISSION AGENDA  
February 7, 2022 at 7:00PM**

**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

**APPROVAL of January 10, 2022 MINUTES**

**BRIEFING ITEM:**

Henry/Sylvia Beiler  
1973 Iron Bridge Road  
Final Plan/Modification request  
Rapho Township File # 22-418  
Harbor Engineering

The applicants are the owners of 1973 Iron Bridge Road, an approximately 20 acre farm at the northwest corner of Iron Bridge and Kinderhook Road. The farm currently contains a single family dwelling and a barn. The property is located within the agricultural zoning district. The applicant's intention is to relocate their business, Homestead Plants, from its current location in Leola to the property. Homestead Plants is a wholesale operation for containerized plants that sells to nurseries and garden centers. The applicants also intend to move to the farm and construct a home and horse barn. The business is anticipated to have up to 5 employees on a seasonal basis. A special exception was approved by the Rapho Township Zoning Hearing Board to permit the agribusiness use.

The applicants are seeking the following waivers of the Rapho Township Subdivision and Land Development plan and the Rapho Township Storm Water Management ordinance:

Subdivision and Land Development Ordinance Section 305 Preliminary Plan, Section 602.5.E Dedication of Existing Right-of-way Width

Storm Water Management Ordinance Section 501.14.E Storm Water Testing Notification, Section 504.4.(a) [4] Storm water conveyance piping size, Section 506.1.B.(3) (a) Maximum Loading Ratios

**ACTION ITEM:**

Consideration of RT #22-418 as an action item or deferral of action until March 7, 2028

**Adjournment**