

**RAPHO TOWNSHIP
PLANNING COMMISSION AGENDA
March 1, 2021 7:00PM**

CALL TO ORDER

PLEDGE OF ALLEGIANCE

APPROVAL OF FEBRUARY 1, 2021 MINUTES

BRIEFING ITEMS:

**Redcay Development III, LLC,
1156 Four Star Drive
Modification Requests Revised Preliminary / Final Plan Land Development Plan
RT #20-404**

David Miller/Associates, Inc.

Redcay Industrial Development III, LLC is proposing to construct additional parking areas around the existing warehouse facility located at 1156 Four Star Drive in Rapho Township, Lancaster County. The approximately 30-acre project site is located on the north side of Strickler Road at the intersection with Four Star Drive within the Strickler Road Industrial Park and was formerly known as the Forever 21 warehouse site. There is currently a warehouse building loading dock area and parking facilities existing throughout the site. Stormwater management is provided for the site by regional basins that were previously constructed as part of the original development of the industrial park. NPDES requirements dictate the need for additional stormwater features to be constructed on the property to offset the increase in volume of runoff associated with the increase in impervious area. The volume control will be provided through the use of two injection wells that have been designed to collect the runoff from a portion of the existing roof and infiltrate it back into the groundwater. Approximately 9.4- acres of land will be disturbed as part of the site improvements. Requested Modification 1: Section 305 – Preliminary Plan Application, 2: Section 403.1 – Drafting Standards – Profile Scale Requested 3:: Section 602.11.A. – Curbing

ACTION ITEMS:

**Mount Hope Estate and Winery
Conditional Use Application 2021-37
Harbor Engineering, Inc.**

Mazza Vineyards (Mazza) is the owner of 2775 Lebanon Road, which contains the Pennsylvania Renaissance Faire and the Mount Hope Estate and Winery. The property is located within the Commercial Recreation Zoning District. On May 7, 2020, the Board granted a Temporary Zoning Permit to allow drive-in events temporarily at the property. Following a successful season of hosting drive-in movies and outdoor concerts, Mazza would like to continue to have the ability to offer these events. Therefore, on behalf of Mazza, we are requesting a Conditional Use per Table 3-4.2.b.(17) of the Rapho Township Zoning Ordinance pertaining to Regional Recreation Attractions.

OTHER BUSINESS: