

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

CALL TO ORDER

PLEDGE OF ALLEGIANCE

REORGANIZATION

APPROVAL OF THE MINUTES OF THE FEBRUARY 4, 2019 MEETING

ACTION ITEM:

Ivan S., Rebecca S., and Eli S. Fisher Final Land Development Plan #18-367

239 Hossler Road

RAV Associates, Inc., consultant

The property is comprised of 49.7 acres. The applicants wish to develop 33,865 of impervious coverage, including a residential dwelling, carriage barn, and driveway, for a total land disturbance of 3.4 acres. The plan incorporates a proposed lot add-on to add 2,435 square feet to the driveway from the adjacent lot owned by David and Catherine Greenly. Stormwater would be managed with various infiltration trenches along the length of the driveway and adjacent to the buildings. The property would be served by on-lot water and septic systems. The property is located in the Agricultural Zoning District.

ACTION 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. A provision is made for a future Phase 2 with an additional retail/restaurant building, which would require a separate land development plan. The project has several driveways, one of which would access Authority Drive on south side of the lot. The project was approved by conditional use by the Board of Supervisors on January 17, 2019. The driveway configurations have precipitated a number of waiver requests. The property is located in the Mixed Use Commercial Zoning District.

ACTION ITEM:

Guardian Barrier Services Conditional Use Plan #2019-33

Lot 4 of KRM Ventures subdivision, Strickler Road

D.C. Gohn, consultant

The property comprises 7.176 acres and is located at Lot 4 of the KRM Ventures subdivision approved 12/6/18 (formerly Mount Joy Industrial Park Lot F7). The applicants rent and distribute barrier systems for festivals and tours, which are manufactured in North Carolina. Structures to be stored and distributed at this site include stage decking, bike rack style barricades, ramps including ADA ramps, and turn protection products. The applicants seek to relocate their operational headquarters to this lot, with a 30,000 square foot warehouse (including 5,000 square feet of office space) in Phase 1. The applicants also intend to construct two additional phases of 30,000 square feet each. There would be 16 full-time employees in Phase 1. There will be some outdoor storage and deliveries. Stormwater would be managed by a regional basin. The property is located in the Industrial Zoning District and is served by public water and sewer.

ACTION ITEM:

PA Property Investors LLC Conditional use plan #2019-34

4753 Elizabethtown Road

Harbor Engineering, consultant

The property comprises 55 acres and is currently improved with a residential dwelling and a bank barn. The applicants propose to convert the barn into a special events venue, which will be operated by Promise Farm LLC. The applicants are requesting conditional use approval to permit an “Agri-tainment/Agritourism” in the Agricultural Zoning District. The barn has a building footprint of 2,856 square feet and is intended to accommodate a maximum of 225 guests. A 65-space parking lot is proposed to serve the barn facility. The property is served by on-lot water and sewage systems.