

**RAPHO TOWNSHIP**  
**ZONING HEARING BOARD AGENDA**  
**March 7, 2023**  
**7:00 p.m.**

**CALL TO ORDER** - Chairman Chris Moyer

**PLEDGE OF ALLEGIANCE**

**REORGANIZATION OF ZONING HEARING BOARD**

**APPROVAL OF MINUTES:** From December 6, 2022 meeting.

**OLD BUSINESS:** None

**NEW BUSINESS:**

POSTINGS, PROOFS OF PUBLICATION AND NOTICES: Zoning Officer, Drew Keller

**ZONING CASES:**

The application of Brian Reed located in the Agricultural Zone at 2564 Valley Road, Manheim, PA 17545 seeking a Special Exception approval to article 3, Section 301.D.a.3.a to allow the parent tract to contain less than twenty acres.

The application of RNJ Washes, LLC for a property located in the Highway Commercial Zone at 821 East Main Street, Mount Joy PA, 17552 seeking a Special Exception approval to Article 3 Section 304.B.2.b.(31) to permit a vehicle washing facility in the Highway Commercial Zone. Variance of Section 304.C.3 A minimum 50' setback and landscape screen is required where non-residential uses are located adjacent to property's within the residential zones. Variance of Section 534.E Vehicle washing facilities require 3 parking spaces per 1000 S.F. of gross floor area. 3,450 S.F. of building area is proposed, which requires 10 parking spaces and the plan only provides 5 spaces. Variance of Section 534.E Vehicle queuing spaces must be 12' wide. Variance of Section 534.F Vehicle queuing area shall be set back according to accessory setbacks.

**ADJOURNMENT**