

**RAPHO TOWNSHIP
PLANNING COMMISSION AGENDA
APRIL 2, 2018 7:00 p.m.**

CALL TO ORDER

PLEDGE OF ALLEGIANCE

APPROVAL OF THE MINUTES OF THE MARCH 5, 2018 MEETING

ACTION ITEM:

Good Country Properties, LLC Conditional use application #2018-31

1335 Strickler Road, Lot 2

The applicants propose to construct an 18,900 square foot building to accommodate a produce wholesale business on a 3.769 acre lot. The property is a flag lot, which is impacted by two pipelines, one of which is currently under construction. The proposed facility will operate as a warehouse where produce will be delivered via tractor trailer, sorted, and transported to markets, delivered to customers by company-owned refrigerated trucks, or picked up by customers on site. The proposed facility would comprise 16,020 square feet of warehouse and 2,880 square feet of office space. A future 10,540 square foot warehouse expansion is also depicted on the plan. The facility would be accessed via a shared driveway, and 34 parking spaces are proposed. The property is located in the Industrial Zoning District.