

**RAPHO TOWNSHIP
PLANNING COMMISSION AGENDA
April 3, 2023 at 7:00PM**

**CALL TO ORDER
PLEDGE OF ALLEGIANCE
APPROVAL OF MARCH 6, 2023 MINUTES**

BRIEFING ITEM:

Chiques Crossing
3729 Mount Joy Road
Sketch Plan RT#23-441
ELA Group

The Applicant is the equitable owner of the 25-acre Keller track located along the south side of Mount Joy Road and north of Chiques Creek and is proposing a multi-family residential development.

BRIEFING ITEM:

MAA DURGA ENTERPRISES
1540 Strickler Road
Preliminary/ Final Plan and Modification Request RT #22-422
Johnston and Associates

The applicant is seeking to construct a 45 Unit Hotel and an KFC on a lot at 1540 Strickler Road. The applicant is requesting the following additional modifications: SLDO Section 408.3 -Traffic Impact Study.

The following Modifications were conditionally recommended at the 10/2/2022 meeting.

SLDO Section 602.1.N – Concrete Monuments, SALDO Section 602.8.E, Section 602.8.F, and 603.1.D – Private Access Drive – Horizontal Street Alignment and requirement to provide a minimum 100’ feet tangent between reverse curves. The same vertical and horizontal alignment standards shall be required for access drives that are required for local streets. SLDO Section 602.11 – Curbs shall be constructed and installed in accordance with the specifications in the SLDO., SLDO Section 602.12 – Sidewalks, SLDO Section 609.5.10 – Street Trees, Storm Water Section 506 Design Standards – Volume Control.

ACTION ITEM:

Consideration of the MAA DURGA requested modification of SLDO Section 408.3 -Traffic Impact Study as an action item or deferral to a future meeting.

ACTION ITEM:

CORE 5 at I-283
Final Plan RT# 23-434
1295 E. Main St
HRG

The applicant is seeking a land development plan and modification for the 46.94 acre property located at 1295 E. Main Street in the Industrial Zone. The Applicant is seeking the following modifications: SLDO Section 305- Preliminary Plan Application, SLDO Section 602.5.A.1 – Perimeter streets reconstructed to their centerlines SWMA Section 504.4.a Minimum pipe size and cover requirements and SWMO Section 506.1 Volume Control Requirements, **and newly added SLDO modification requests of:** Section 403.1A – Plan Sheet Scale, Section 403.1F – Plan Sheet Size, Section 603.1 – Private Access Drives Designed to Collector Street Standards, Section 602.10.B – Access Drive Connecting at a Right Angle.

ACTION ITEM:

Calvin & Stephanie Greiner, The Ministry Center
Revised Final Plan RT# 23-438
Rife Run Road/Glory Way
Saxinger & Associates

The applicant is seeking to revise a final plan to remove the proposed ministry center and to provide stormwater management Glory Way and for two residential dwellings and their driveways located on Glory Way. The applicant is seeking modifications of the SLDO Section 295-602.F.(1) and Section 295-602.G – Street Construction and Right of Way. The applicant is seeking modifications of the Stormwater Management Ordinance Section 286-29.C Embankment Geometry – Maximum Interior Slope and Section 286-29.C- Outlet Structure Minimum Pipe Size, Section 286-29.C- Outlet Structure- Required Anti-Vortex Design, Section 286-30.A(2)(c)[1] – Maximum Loading Ratios for a Volume Control Facility in the Karst Area.

ACTION ITEM:

Review of Rapho Community Park Pickle Ball Court concept for consistency with Manheim Central Comprehensive Plan and consider authorization of Chairman to certify the same.

ADJOURN