

**RAPHO TOWNSHIP
PLANNING COMMISSION AGENDA
APRIL 4, 2016 7:00 p.m.**

CALL TO ORDER

PLEDGE OF ALLEGIANCE

APPROVAL OF THE MINUTES OF THE MARCH 7, 2016 MEETING

BRIEFING ITEM:

Wilmer and Frieda Nolt – Hilltop Acres Final Land Development Plan #16-314

347 Rife Run Road

Diehm and Sons, consultant

The applicants propose to add on a .7-acre tract to their 21-acre property, remove the dwelling on the smaller property, and expand the Hilltop Acres parking lot along with access drive relocations. The 21-acre property currently includes one residential building, the Hilltop Acres Market, a barn, and various out buildings. The applicants received a variance from the Zoning Hearing Board for a “de minimus” addition to the building, including a modification of a condition of a previous decision in 1996. The Zoning Hearing Board did not consider the expansion of the parking lot to be an expansion of the nonconforming use, as the parking lot is an accessory use. A number of modifications have been requested, relating to, among other provisions, dedication of right-of-way, clear sight triangles, and proximity of the parking area to the public street. Stormwater for the expanded parking lot is proposed to be managed by a subsurface infiltration trench. The property is located in the Agricultural Zoning District.

ACTION ITEM:

Skyview Tractors Final Land Development Plan #16-312

608 Fairview Road

Site Design Services, consultant

The applicants propose to construct a 12,000 square foot tractor repair shop and associated parking, drives, and storm water management facilities on a 52.145 acre parcel at the intersection of Esbshade and Fairview Roads. The project was granted several variances, including relief from landscaping, parking, and outdoor storage requirements, by the Zoning Hearing Board on December 3, 2015. The project was granted conditional use approval as an Agricultural-Related business by the Board of Supervisors on December 17, 2015. The property includes a single-family detached dwelling, several farm buildings, one of which is currently used for the tractor repair shop, and a seasonal roadside stand. The applicants have requested nine waivers, relating to preliminary plan, water and sewer feasibility, and road improvements. Stormwater is proposed to be managed with an infiltration basin and an underground stone infiltration bed. The property is located in the Agricultural Zoning District.