

**RAPHO TOWNSHIP  
PLANNING COMMISSION AGENDA  
APRIL 4, 2022 at 7:00PM**

**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

**APPROVAL OF MARCH 7, 2022 MINUTES**

Review of Petition for proposed rezoning of 1295 East Main Street Mount Joy Parcel # 540-85044-0-0000 from the Agricultural (A) Zone to the Industrial (IND) Zone.

**BRIEFING ITEMS:**

**Kenton Reif Poultry Operation**

1775 Pinkerton Road

Final Plan and Stormwater Management Plan - RT #22-419

Red Barn

Applicant is seeking a modification of the Subdivision and Land Development Ordinance section 305 – Preliminary Plan Application, and Stormwater management ordinance Section 504.4.a.4 – Minimum pipe diameter.

**This proposed operation will be before the Rapho Township ZHB on Tuesday, April 5, 2022.**

**QDOS**

1335 Strickler Road

Modification Request - RT#16-324

David Miller Associates, Inc.

Applicant is seeking a modification of the Subdivision and Land Development Ordinance section 602.12.A and B. – Sidewalks. The applicant proposes to establish a walkway and crosswalk across Strickler Road on the east side of the existing access drive.

**ACTION ITEM:**

Consideration of RT #16-324 as an action item or deferral of action until May 2, 2022

**Redcay Development III LLC**

1156 Four Star Drive

Modification Request - RT#20-404

David Miller Associates. Inc

Applicant is seeking a modification of the Subdivision and Land Development Ordinance Section 602.13.3 and 605.H.3 Poles for Mounting lights shall not exceed twenty-five (25) feet in height. The applicant requests a waiver to allow a maximum fixture height of twenty-eight (28) feet.

**ACTION ITEM:**

Consideration of RT #20-404 as an action item or deferral of action until May 2, 2022

**ACTION ITEM:**

Beacon of Manheim  
3003 Lebanon Road  
Preliminary Final Plan  
Rapho Township File # 20-392  
Dynamic Engineering

The applicant is seeking to construct a proposed convenience store, fueling station and park and ride on a 4.03 acre lot at 3003 Lebanon Road, directly across from the PA Turnpike access road. The applicant is seeking the following modifications:

**SUBDIVISION AND LAND DEVELOPMENT**

Section 306.A.1 to permit preliminary and final approval filing concurrent with each other.

Section 602.12.A.2 – Sidewalks. The applicant is requesting a modification of the requirement to provide sidewalk along the site’s Route 72 frontage. No alternative is provided.

Section 605.E – Parking Lot Curb Radius . The applicant is requesting a modification of the requirement to provide minimum five-foot curb radius in all parking areas. In the alternative the applicant is proposing multiple radii of three feet and one radius of one foot.

**STORMWATER MANAGEMENT**

Section 506.1.B.3.b – Loading Ratios. The applicant has requested a modification of the requirement to provide the infiltration facilities with a maximum 5:1 impervious drainage area loading ratio and a maximum 8:1 total drainage area loading ratio. In the alternative, the applicant proposes loading ratios higher than the maximum allowable loading ratios.

**ADJOURNMENT**