

**RAPHO TOWNSHIP
PLANNING COMMISSION AGENDA
JUNE 1, 2020 7:00 p.m.**

**CALL TO ORDER
PLEDGE OF ALLEGIANCE
APPROVAL OF MINUTES OF MAY 4, 2020**

ACTION ITEM:

**Conceptual Sketch Plan for Beacon of Manheim, LLC #20-392
3003 Lebanon Road**

Dynamic Engineering, Consultant

The applicants propose to develop a 5,000 square foot 7-11 convenience store with fueling stations and associated parking on a 2.08-acre section of the lot currently utilized for a park-and-ride at the intersection of Route 72 and the Turnpike interchange. The applicants propose 57 parking spaces associated with the 7-11, along with fueling canopies and a billboard. The additional 1.86-acre parcel would continue to be used as a park-and-ride, with a total of 100 parking spaces. The proposed use would be served by on-lot water and sewer. The property is located in the Highway Commercial Zoning District.

ACTION ITEM:

**M5v2/Messick's Conditional Use application #2020-35
1475 and 1575 Strickler Road**

The applicants propose a heavy-duty farm equipment sales, rental, and service center on two consolidated tracts, under Section 304.B.2.c.19 of the Zoning Ordinance. The applicants propose to construct a 3-story building in two phases, with a final building footprint of 358,100 square feet. All site improvements required for phases 1 and 2 of the building, including all access drives, parking, loading, and stormwater management facilities, would be constructed as part of phase 1. The property is located in the Industrial Zoning District, and would be served by public water and sewer. The conditional use hearing for the application is scheduled for the Board of Supervisors' meeting on June 18.

BRIEFING ITEM:

**Final Subdivision Plan for Elm Tree Phases 5B and 5C #20-393
936 Strickler Road**

David Miller/Associates, consultant

The applicants propose to construct 43 single-family homes on 14.218 acres of land adjacent to Rapho Park. The completed development will have two public road access points along the west side of Strickler Road. The property is currently improved with public infrastructure associated with Elm Tree Phase 5A, as well as a farmhouse, barns, and related structures. Several modifications are requested, relating to off-street parking and maximum build-to lines. The property is located in the R-2 Mixed Residential Zoning District and is within the Village Overlay District.