

**RAPHO TOWNSHIP
PLANNING COMMISSION AGENDA
June 6, 2022 at 7:00PM**

CALL TO ORDER

PLEDGE OF ALLEGIANCE

APPROVAL OF MAY 2, 2022 MINUTES

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 modifications:

SALDO Section 408.1. – Water Service Feasibility Report, SALDO Section 408.2. – Sewer Service Feasibility Report, SALDO Section 602.1.N – Concrete Monuments, SALDO Section 602.10.D – Intersection Clear Sight Triangle, SALDO Section 602.11 – Curbs shall be constructed and installed in accordance with the specifications in the SALDO., SALDO Section 602.12 – Sidewalks, SALDO Section 609.5.10 – Street Trees, SW Section 506 Design Standards – Volume Control.

ACTION ITEM:

Consideration of RT #22-422 as an action item or deferral of action until July 11, 2022.

ACTION ITEM:

CONDITIONAL USE # 2022-42

KW Cornerstone W-3 LLC

1000 Strickler Road

A Conditional Use is required as the Applicant proposes a warehouse use in the Industrial Zone. 1000 Strickler Road also known as Lot W3 of the Cornerstone Business Park is located at the northwest quadrant of an intersection between Cornerstone Drive and Strickler Road. The lot is currently developed by a 90,804 sf. warehouse/ fulfillment center operated by Maple Logistic Solutions. The Applicant proposes to construct a 132,000 sf. expansion to the existing facility, as previously delineated on a land development plan dated 2007. The proposed

expansion shall be constructed as speculative warehousing. At this time, no tenant has been selected for the building. It is expected however that the building would house offices for the warehouse operations and the warehousing of goods coming to and going from this location. Since no tenant has been identified, the nature of the goods warehoused is unknown as of the conditional use application date. The Conditional Use Hearing before the board of supervisors is scheduled for July 7, 2022 at 7:30 p.m.

ADJOURNMENT