

**RAPHO TOWNSHIP  
PLANNING COMMISSION AGENDA  
JULY 1, 2019 7:00 p.m.**

**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

**APPROVAL OF THE MINUTES OF THE JUNE 3, 2019 MEETING**

**ACTION ITEM:**

**Request for modification #19-375**

**Sheetz Store #312 Remodel, 1555 East Main Street**

**David Miller/Associates, consultant**

The applicants have requested modifications of Sections 305 and 306 of the Subdivision Ordinance in order to waive the land development process. The applicants propose to update their facilities, including the reconstruction of the existing convenience store, removal of the overhead canopy crosswalks, and replacement of the gas tanks and pumps. Justifications offered for the waivers include a net impervious increase of +/-1,500 square feet, no change in traffic volume, and use of existing utilities and stormwater facilities. The applicants propose to provide a walkway to the northwest corner of the intersection of Main Street and South Esbenshade Road and to contribute to the improvement of South Esbenshade Road along the frontage of the project site. The property comprises 2.26 acres and is located in the Highway Commercial Zoning District.