

**RAPHO TOWNSHIP  
PLANNING COMMISSION AGENDA  
JULY 2, 2018 7:00 p.m.**

**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

**APPROVAL OF THE MINUTES OF THE JUNE 4, 2018 MEETING**

**BRIEFING ITEM:**

**Dan Reist Final Subdivision Plan #18-355**

**720 Longenecker Road**

**David Miller/Associates, consultant**

The applicant proposes to subdivide two single-family lots from a 120.55-acre farm. A preliminary hydrogeologic study has indicated that a 5.28-acre lot is the required minimum for the development of a lot in this area, due to the nitrate concentration. Proposed dwellings with a shared driveway have been indicated on the plan. Both lots would be served by on-lot water and sewer systems. The property is located in the Agricultural Zoning District.

**BRIEFING ITEM:**

**Taco Bell and Commercial Building Preliminary/Final Land Development Plan #18-356**

**1581 Strickler Road**

**Mount Joy Investors, LLC**

**The Pettit Group, consultant**

The applicants propose to construct a 2,753 square foot Taco Bell 66-seat restaurant, as well as a 9,456 square foot retail and restaurant building, with associated parking and driveways. The property is identified as Lot M5 within the approved Mount Joy Industrial Park and Mount Joy Corporate Center plan. Stormwater is intended to be directed to a community basin. A rain garden would be added on site to accommodate volume reduction requirements. The private road identified as Sheetz Lane would be reconstructed as part of the project to bring the road closer to current design standards. The property is located in the Mixed Use Commercial Zone and would be served by public water and sewer. The project received conditional use approval by the Board of Supervisors on March 1, 2018.

**ACTION ITEM (continued from June 4 meeting):**

**Spring Hollow Enterprises, LLC Conditional Use application #2017-29**

**2180 Hossler Road**

The applicant proposes to use existing buildings and driveways to operate an agricultural-related business. The business would provide for the service and repair of agricultural equipment and similar motor vehicles, as well as sales and rentals of agricultural-related equipment, including parts and supplies. No employees would be employed other than immediate family members. The property is located in the Agricultural Zoning District.