

**RAPHO TOWNSHIP
PLANNING COMMISSION AGENDA
JULY 6, 2020 7:00 p.m.**

**CALL TO ORDER
PLEDGE OF ALLEGIANCE
APPROVAL OF MINUTES OF JULY 6, 2020**

BRIEFING ITEM:

**Gary and Cheryl Good Land Development Plan #20-395
2127 Kulp Road**

Harbor Engineering, consultant

The applicants propose to subdivide approximately five acres from a 29.2-acre lot for the purpose of constructing a single-family dwelling, driveway, and stormwater management facilities. The applicants justify the larger lot size due to the high nitrate levels and size necessary for planning module approval. The property is comprised of Class IV soils, wetlands, and wooded areas. Several modifications are requested. Both the current lot and the new single-family lot would be served by on-lot water and sewer. The property is located in the Agricultural Zoning District.

BRIEFING ITEM:

**M5v2/Messick's
1475 and 1575 Strickler Road
ELA Group, Consultant**

The applicants propose a heavy-duty farm equipment sales, rental, and service center on two consolidated tracts. 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.