

**RAPHO TOWNSHIP
PLANNING COMMISSION AGENDA
AUGUST 5, 2019 7:00 p.m.**

CALL TO ORDER

PLEDGE OF ALLEGIANCE

APPROVAL OF THE MINUTES OF THE JULY 1, 2019 MEETING

ACTION ITEM:

Denial recommended

Maibach LLC Subdivision plan #19-370

55 Maibach Road

Lake Roeder Hillard, consultant

The property is comprised of 34.477 acres. The applicants wish to divide the lot, which is bisected by the existing Maibach Road, into a 14.242-acre lot and a 20.235-acre lot. No revised submission has been received for this application, and staff's recommendation is that it be denied to avoid a deemed approval.

ACTION ITEM:

Promise Farm Request for waiver of land development #19-378

4753 Elizabethtown Road

Harbor Engineering, consultant

The property is comprised of 53.8 acres, and is owned by PA Property Investors, LLC. The applicants wish to install an addition, access drive, and parking for an existing barn, which was approved as an event venue by conditional use on April 18, 2019. The applicants state that the plan has been designed to comply with the conditions imposed by the decision of the Board of Supervisors. The applicants propose to process the plan as a Major Land Disturbance plan under the Stormwater Management Ordinance, with 7.15 acres as the area of disturbance. The property is located in the Agricultural Zoning District.

ACTION ITEM:

Request for rezoning from Agricultural to Highway Commercial Zoning District

Hess Agency property, 2990 Mount Joy Road

Steven and Dina Faus

The property comprises four acres, and currently houses the Hess Agency in a barn that was renovated as an adaptive reuse of an agricultural structure. A Zoning Hearing Board decision allowed the business to expand, with the condition that the residential structure on the property not be used as part of the commercial operation. The applicants have proposed to rezone the property to the Highway Commercial Zoning District under Section 905(E) of the Zoning Ordinance to allow their business to further expand, particularly to accommodate additional parking.

Sign Ivan Fisher and Aaron Stoltzfus plans