

**RAPHO TOWNSHIP
PLANNING COMMISSION AGENDA
AUGUST 6, 2018 7:00 p.m.**

CALL TO ORDER

PLEDGE OF ALLEGIANCE

APPROVAL OF THE MINUTES OF THE JULY 2, 2018 MEETING

ACTION 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.

ACTION 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:

Petition to amend the Township Zoning Ordinance and Zoning Map