

**RAPHO TOWNSHIP
PLANNING COMMISSION AGENDA
SEPTEMBER 10, 2018 7:00 p.m.**

CALL TO ORDER

PLEDGE OF ALLEGIANCE

APPROVAL OF THE MINUTES OF THE AUGUST 6, 2018 MEETING

BRIEFING ITEM:

Elm Tree Properties, LLC Preliminary Subdivision Plan for Phase 5 #18-360

936 Strickler Road

David Miller/Associates, consultant

The applicants propose to develop the 14.2-acre property identified as Parcel K on the previously recorded Elm Tree Subdivision into 70 single family lots. The development would have two public road access points located along the west side of Strickler Road and include a loop road through the site. Stormwater is proposed to be managed by a bio-retention basin, swales, and a pipe conveyance system. The property is located in the R-2 Residential Zoning District, and would be served by public water and sewer.

BRIEFING ITEM:

Final Lot Add-On and Land Development Plan for Pennstro Leasing, LLC #18-361

1840 Auction Road

Harbor Engineering, consultant

The applicants, Z Team Limited Partnership, propose to combine two lots and develop the subsequent 12.89+-acre property for an expansion of their business to the adjacent 1976 Auction Road lot. The 1840 Auction Road property had previously been developed for an automotive reconditioning service. The buildings for the automotive reconditioning business will be demolished or renovated as part of this project, and a new 10,940 square foot building would be constructed. The property is located in the Industrial Zoning District, and would be served by on-lot water and sewer.

REVIEW ITEM:

Sketch plan for Holiday Inn Express and Suites #18-362

East Main Street, Mount Joy

ELA Group, consultant

The applicants seek to develop a 4.6-acre lot on the south side of East Main Street and west of Esbshade Road. The applicants are seeking comments on a proposed 4-story, 93-room hotel, along with a 7,500 square foot sit-down restaurant, including an outdoor patio. The hotel and restaurant are proposed to be accessed via restricted motion access drives from East Main Street and Esbshade Road. The property is located in the Mixed Use Commercial Zoning District and would be served by public water and sewer.

BRIEFING ITEM:

J. Phillip Garber Revised Final Plan #18-363

684 Milton Grove Road

Strausser Engineering, consultant

The applicants propose a lot add-on to combine a previously subdivided 2-acre lot with a portion of the remaining parent tract. A 20.169-acre parcel would be created. The property is located in the Agricultural Zoning District and is served by on-lot water and sewer.

BRIEFING ITEM:

KRM Ventures, LP Final Subdivision/Land Development Plan #18-364

Rapho Triangle East Lot F7 (1160 Strickler Road)

D.C. Gohn, consultant

The applicants propose to subdivide the existing 19.142-acre property into four lots. Lot 1 would comprise 8.119 acres, with two light industrial/office buildings and associated parking. Lot 2 would comprise 2.583 acres, and would be designed for an office building to be constructed upon the completion of the improvements on Lot 1. Lot 3 would comprise 1.264 acres and would include a proposed 6,000 square foot warehouse building with loading docks. Lot 4 would comprise 7.176 acres and would be designed for a 92,250 square foot warehouse building. A number of modifications are requested, including requests for relief from sidewalk, curbing, and street tree requirements, along with several requests for waivers from the Stormwater Management Ordinance. The site would be served by public water and sewer, with sewage capacity drawn from the Rapho Triangle allotment. Stormwater is proposed to be managed by the existing stormwater basin located on the eastern portion of the site, plus additional BMPs throughout the site. The property is part of the Mount Joy Industrial Park, formerly termed Rapho Triangle East, in the Industrial Zoning District.

REVIEW ITEM:

Consider Zoning Ordinance amendment petition by M5v2 LLC to rezone 38.2 acres from the Mixed Use Commercial Zoning District to the Industrial Zoning District, to increase maximum lot coverage in the Industrial Zoning District, and to reclassify Strickler Road as a Collector Street

Planning module house and cottage Sonora Farms

1919 Sonora Lane