

**RAPHO TOWNSHIP  
PLANNING COMMISSION AGENDA  
SEPTEMBER 14, 2020 7:00 p.m.**

**CALL TO ORDER  
PLEDGE OF ALLEGIANCE  
APPROVAL OF MINUTES OF AUGUST 3, 2020**

**ACTION 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.

**PROPOSED AMENDMENT OF THE 2010 MANHEIM CENTRAL  
COMPREHENSIVE PLAN - PENN TOWNSHIP UGA ADJUSTMENTS -**

Changes in summary; in 2018 a rezoning occurred changing Agricultural to Residential TND, the parcel in question would be a 54 acre addition to the Urban Growth Area (UGA). More recently, a rezoning petition has been submitted, changing Commercial to Agricultural, alongside with the request to remove of 15 acres from the UGA (for a future farm preservation through the Lancaster County Ag. Preserve Board).