

**RAPHO TOWNSHIP  
PLANNING COMMISSION AGENDA  
October 3, 2022 at 7:00PM**

**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

**APPROVAL OF September 12, 2022 MINUTES**

**BRIEFING ITEM:**

Jamesfield Manor  
Revised Subdivision Plan and Modification RT#22-427  
3496 Meadow View Road  
Harbor Engineering

Recently, Mr. James Keener had added a 3.03 parcel of land fronting onto Meadow View Road to his farm at 3496 Meadow View Road, via a deed of consolidation and merger (Doc. ID 6655374). The Hills of Jamesfield Manor Subdivision plan was recorded in 2012 (2012-0184-J) and established 7 building lots and the remaining lands, which were 78.6 acres. In 2019, Harbor Engineering prepared a revised subdivision plan for the Hills of Jamesfield Manor in which approximately 1.16 acres were added from the remaining lands parcel to 3646 Meadow View Road. The building lots established by the Hills of Jamesfield Manor were unaffected by that revised plan, however deeds have not been recorded for those lots. Following consultation with Township Staff, it was determined that a revised Subdivision Plan must be filed to document the recent lot addition added by deed of consolidation and merger and to reestablish the Hills of Jamesfield Manor lots. It should be noted that building lots shown on the Revised Subdivision Plan are the same as the originally approved plan. The road and common stormwater infrastructure have been installed. All of the properties and lots involved with this plan are within the Agricultural Zoning District. Sewage Planning for the lots was approved with the original plan. Modifications are being sought for SLDO section 403.1.A Drafting Standards, 403.3.A Existing Contours, and 403.3.C. Existing features within the subject tract.

**ACTION ITEM:** Consideration of RT#22-427 as an action Item or deferral of action until a future meeting

**BRIEFING ITEM:**

Michael G. Miller  
Final Plan and Modification RT#22-428  
2889 Zink Road

Harbor Engineering

Michael and Sarah Miller are the owners of a farm property consisting of approximately 74 acres. The property is located on the north and south sides of Zink Road and is zoned Agricultural. The farmhouse and associated agricultural buildings are located on the south side of Zink Road. There is also an existing single-family residence and barn located on the north side of Zink Road, which takes access from an existing offsite driveway. As shown on the Subdivision Plan, there is an existing access easement in place for this shared driveway.

The Miller's are proposing to subdivide the exiting dwelling with a 2-acre parcel, as shown on the Subdivision Plan via a flag lot configuration. No improvements are proposed for either the proposed lot or the remaining lands. Modification are being sought for SALDO section 403.1.A Drafting Standards, 403.3.A Existing Contours, 403.3.C Existing features within the subject tract and Section 602.5.E and 602.7.A – Additional Right-Of-Way Dedication.

**ACTION ITEM:** Consideration of RT#22-428 as an action Item or deferral of action until a future meeting.

**ACTION ITEM:**

MAA DURGA ENTERPRISES

1540 Strickler Road

Preliminary/ Final Plan and Modification Request RT #22-422

Johnston and Associates

The applicant is seeking to construct a 45 Unit Hotel and an KFC on a lot at 1540 Strickler Road. The applicant is requesting the following modifications:

SALDO Section 408.1. – Water Service Feasibility Report, SALDO Section 408.2. – Sewer Service Feasibility Report, SALDO Section 602.1.N – Concrete Monuments, SALDO Section 602.10.D – Intersection Clear Sight Triangle, SALDO Section 602.11 – Curbs shall be constructed and installed in accordance with the specifications in the SALDO., SALDO Section 602.12 – Sidewalks, SALDO Section 609.5.10 – Street Trees, SW Section 506 Design Standards – Volume Control.

**ADJOURNMENT**