

**RAPHO TOWNSHIP
PLANNING COMMISSION AGENDA
NOVEMBER 5, 2018 7:00 p.m.**

CALL TO ORDER

PLEDGE OF ALLEGIANCE

APPROVAL OF THE MINUTES OF THE OCTOBER 1, 2018 MEETING

BRIEFING ITEM:

Daniel and Lauren Murphy Preliminary/Final Subdivision/Land Development Plan #18-366

North Strickler Road

D.C. Gohn, consultant

The applicants propose to subdivide an 18.755-acre lot into two residential lots. Lot 1 would comprise 1.831 acres and Lot 2 would comprise 16.924 acres. Lot 1 is intended to be developed as a single-family home in the future. The applicants plan to develop the remaining lands of Lot 2 with a single-family home with a pool and patio, driveways, a barn, and other outbuildings and drives. Stormwater is proposed to be managed on both lots by rain gardens and infiltration trenches. Both lots would be served by on-lot water and septic systems. The property is located in the Agricultural Zoning District.

Approve sewage planning module -- Daniel and Lauren Murphy

ACTION ITEM:

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

936 Strickler Road

David Miller/Associates, consultant

This plan had been tabled at the October 1 Planning Commission meeting.

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 District, and would be served by public water and sewer.

ACTION ITEM:

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

Rapho Triangle East Lot F7 (1160 Strickler Road)

D.C. Gohn, consultant

This plan had been tabled at the October 1 Planning Commission meeting.

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.

ACTION ITEM:

Nolt/Blank Lot Add-on plan #18-365

Elam and Esther Blank/Philip and Darlene Nolt

The applicants wish to add property from the 86.332-acre Nolt lot located primarily in Penn Township (577 Warehouse Road) to the 30-acre Blank property at 803 South Colebrook Road. The addition will comprise 15+ acres, with the new property boundary line located along the Township boundary. The resultant 71.248-acre Nolt lot will be located entirely in Penn Township and the resultant 46.909-acre lot will be located entirely within Rapho Township. Penn Township has deferred planning to Rapho. Both properties are located in the Agricultural Zoning District. No new construction is planned.

ACTION ITEM:

Request for additional modifications

Taco Bell Land Development Plan #18-356