

**RAPHO TOWNSHIP  
PLANNING COMMISSION AGENDA  
DECEMBER 3, 2018 7:00 p.m.**

**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

**APPROVAL OF THE MINUTES OF THE NOVEMBER 5, 2018 MEETING**

**BRIEFING ITEM:**

**Ivan S., Rebecca S., and Eli S. Fisher Final Land Development Plan #18-367**

**239 Hossler Road**

**RAV Associates, Inc., consultant**

The property is comprised of 49.7 acres. The applicants wish to develop 33,865 of impervious coverage, including a residential dwelling, carriage barn, and driveway, for a total land disturbance of 3.4 acres. The plan incorporates a proposed lot add-on to add 2,435 square feet to the driveway from the adjacent lot owned by David and Catherine Greenly. Stormwater would be managed with various infiltration trenches along the length of the driveway and adjacent to the buildings. The property would be served by on-lot water and septic systems. The property is located in the Agricultural Zoning District.

**ACTION ITEM:**

**Request for additional modifications**

**Taco Bell Land Development Plan #18-356**

This item was tabled at the November 5 Planning Commission meeting.

**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 November 5 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:**

**Request for additional modifications**

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

**Rapho Triangle East Lot F7 (1160 Strickler Road)**

**D.C. Gohn, consultant**

This plan was approved at the November 5 Planning Commission meeting, but additional modifications have been requested in a subsequent submission.

**ACTION 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.

**ACTION ITEM:**

**B.C. Desai/Holiday Inn conditional use application #2018-32**

**ELA, consultant**

This plan has been previously reviewed as a sketch plan. The applicants propose to construct a 4 story, 85-room hotel, along with a separate 6,752 square foot building which will include a coffee shop, a fast casual restaurant, and a retail store. The property would be accessed by restricted movement driveways from SR 230 and South Esbenshade Road. The project would be served by public water and sewer. The property is located in the Mixed Use Commercial Zoning District. The application is scheduled to be reviewed by the Board of Supervisors at a conditional use hearing on December 20.