

**RAPHO TOWNSHIP
PLANNING COMMISSION AGENDA
February 1, 2021 7:00PM**

CALL TO ORDER

PLEDGE OF ALLEGIANCE

APPROVAL OF JANUARY 11, 2021 MINUTES

BRIEFING ITEMS:

Shane Raffensberger Sketch Plan #21-408

3691 Elizabethtown Road

Diehm and Sons

Mr. Raffensperger and his wife own a 19-acre property located at 3691 Elizabethtown Road, Manheim. The majority of the property (18.9 acres) is in Rapho Township with a small portion (0.1 acres) at the southern end located in Penn Township. The site is located in the Agricultural zoning district. Chickies Creek runs along the southern property line. The property is located at the end of an existing private street that was approved in 1986. Three other properties have frontage and access from the private street. Modification requests: Section 602.2.A – All streets must be proposed for dedication to the Township, Section 602.6.A – Existing streets must be reconstructed in accordance with Township standards, Section 602.7 – Cartway width, Section 602.8.C – Street centerline must conform with right-of-way centerline, Section 602.10.F.2 – Minimum radius at street intersection, Section 602.14.E.1 – Dead end streets must be provided with a cul-de-sac

ACTION ITEMS:

KW Cornerstone Lot W-1, LLC Land Development Plan #20-403

Cornerstone Drive, Mount Joy, PA

Warehaus

Lot 1 of the Cornerstone Industrial Park is located at the intersection of Cornerstone Drive and Strickler Road and consists of 21.39 acres. The applicant proposes a 217,000 s.f warehouse. At this time, no tenant has been selected for the building. It is expected that the building would house offices for the warehouse operation and the warehousing of goods coming and going from this location. Since no tenant has been identified, the nature of the goods warehoused is unknown.

Land Development Plan Waiver Request

Major Land Disturbance Plan #20-405

Covanta Environmental Solutions

190 Shellyland Road, Mount Joy

RGS Associates

The project proposed a 4000 SF expansion of the existing industrial use on a 2.15 acre lot. A new loading dock is being proposed with the building expansion, additional pavement is being proposed to accommodate truck movements for the proposed loading dock. Applicant is

requesting the following waivers/modifications: Subdivision and Land Development Ordinance Section 305 and 306 Preliminary and Final Plan Applications, Stormwater Management Ordinance Section 504.4(A)(4) Minimum Pipe Diameter, Section 505.3(a)(2) Basin Interior Side Slopes.

OTHER BUSINESS: