

**RAPHO TOWNSHIP  
PLANNING COMMISSION MINUTES  
FEBRUARY 4, 2019 7:00 p.m.**

**The meeting was called to order at the Rapho Township office by Temporary Chairman Jay Gainer at 7:00 p.m., followed by the Pledge of Allegiance.** In attendance were Dennis Shellenberger, Darwin Nissley, Howard Boyd, Carrol Ehrhart, Jay Gainer, Melissa Kelly, RETTEW, and Sara Gibson.

**REORGANIZATION**

**Ms. Ehrhart made a motion, seconded by Mr. Shellenberger to retain their current officers. All in favor.** Mr. Gainer will continue as Chair, Ms. Ehrhart as Vice-Chair, and Mr. Nissley as Secretary.

**RATIFICATION OF ACTION REGARDING ORDINANCE #2009-1 RELATING TO THE VILLAGE OVERLAY AT 936 STRICKLER ROAD**

**Ms. Ehrhart made a motion, seconded by Mr. Shellenberger, to ratify the action taken previously via email to recommend approval of the addition of the property located at 936 Strickler Road to the Village Overlay Zone. All in favor.**

**BRIEFING ITEM:**

**B.C. Desai Holiday Inn Preliminary/Final Land Development Plan #18-368**

**Southwest corner of East Main Street and Esbenshade Road, Mount Joy**

**ELA Group, Inc., consultant**

Ms. Kelly presented the plan. The property comprises 4.619 acres near the intersection of Route 230 (Main Street) and Esbenshade Road. The applicants propose to construct a 4 story, 85-room hotel on the south side of the property. The property is located in the Mixed Use Commercial Zoning District.

Mr. Sandy Kime of ELA was in attendance and spoke on behalf of the applicants. Mr. Kime explained that there are some issues with PennDOT approvals for the proposed Esbenshade Road entrance since the plan appeared before the Commission as a conditional use plan. He said he is working with PennDOT and the Township to create a new full movement driveway off the road currently labeled Authority Drive.

Mr. Kime said that a future phase two could include a separate 6,752 square foot building which could include a coffee shop, a fast casual restaurant, and a retail store. He said this building had been presented as part of the conditional use approval process, but it was not ready to move forward with land development at this time. Ms. Kelly and Mr. Kime highlighted additions to the plan for a bus stop. The Commission agreed that they thought the changes that have been made are improvements.

**OTHER BUSINESS:**

Mrs. Gibson updated the Commission on the current status of the PADEP order issued to the Township to amend the Act 537 plan to provide sewage to the Hampton Inn property on Lebanon Road. This issue has been under discussion for over a year, and Mrs. Gibson said the state has given the Township 60 days to provide a TAR (Task Activity Report) advising what changes we propose to make to the plan.

Mrs. Gibson shared the Lancaster County Planning Commission's "Places 2040" comprehensive report with the Commission. Each member was provided with an executive summary of the plan, which sets long-range goals for the County to achieve.

Mrs. Gibson updated the group on the MS4 permitting process. MS4 permits have not yet been issued to the municipalities of the Chiques.

Respectfully submitted,  
Sara M. Gibson  
Township Manager