

**RAPHO TOWNSHIP
PLANNING COMMISSION MINUTES
March 1, 2021 at 7:00 PM**

The meeting was called to order by Chairman Jay Gainer at 7:00 p.m. followed by the Pledge of Allegiance. Participating in the meeting were Chet Eckman, Dennis Shellenberger, Jay Gainer, Howard Boyd and Carrol Ehrhart. Also present were Randall Wenger township manager and Melissa Kelly from Rettew.

Carrol Ehrhart made a motion to approve the minutes from the February 1, 2021 meeting. Howard Boyd seconded the motion. The minutes were approved as written.

Briefing Item:

Melissa Kelley from Rettew and William Sweirnik briefed the Planning Commission on the Redcay Industrial Development III, LLC is proposing to construct additional parking areas around the existing warehouse facility located at 1156 Four Star Drive in Rapho Township, Lancaster County. The approximately 30-acre project site is located on the north side of Strickler Road at the intersection with Four Star Drive within the Strickler Road Industrial Park and was formerly known as the Forever 21 warehouse site. There is currently a warehouse building loading dock area and parking facilities existing throughout the site. Stormwater management is provided for the site by regional basins that were previously constructed as part of the original development of the industrial park. NPDES requirements dictate the need for additional stormwater features to be constructed on the property to offset the increase in volume of runoff associated with the increase in impervious area. The volume control will be provided through the use of two injection wells that have been designed to collect the runoff from a portion of the existing roof and infiltrate it back into the groundwater. Approximately 9.4- acres of land will be disturbed as part of the site improvements. Requested Modification 1: Section 305 – Preliminary Plan Application, 2: Section 403.1 – Drafting Standards – Profile Scale Requested 3:: Section 602.11.A. – Curbing

Action Items:

Steve Gergely and Scott Bowser addressed the Planning Commission on the Mazza Vineyards Conditional Use Application. Mazza Vineyards (Mazza) is the owner of 2775 Lebanon Road, which contains the Pennsylvania Renaissance Faire and the Mount Hope Estate and Winery. The property is located within the Commercial Recreation Zoning District. On May 7, 2020, the Board granted a Temporary Zoning Permit to allow drive-in events temporarily at the property. Following a successful season of hosting drive-in movies and outdoor concerts, Mazza would like to continue to have the ability to offer these events. Therefore, on behalf of Mazza, we are requesting a Conditional Use per Table 3-4.2.b.(17) of the Rapho Township Zoning Ordinance pertaining to Regional Recreation Attractions. Carrol Earhart made a motion to recommend approval to the Board of Supervisors of the conditional use subject to the conditions in the Rettew letter dated 3/1/21. Chet Eckman seconded the motion. The motion passed unanimously.

The meeting was adjourned at 7:30 p.m.