

**RAPHO TOWNSHIP
PLANNING COMMISSION MINUTES
June 6, 2022 at 7:00PM**

The Meeting was called to order at 7:00 p.m. by Chairman Jay Gainer.

Present were: Jay Gainer, Howard Boyd, Dennis Shellenberger and Carrol Earhart. Also present was Township Engineer James Caldwell and applicants Eric Johnston, Mike Jeffers and Jeff Lobach from Barley Snyder.

PLEDGE OF ALLEGIANCE

Motion for approval of the May 2, 2022 minutes was made by Howard Boyd and seconded by Carrol Earhart. All voted in favor.

BRIEFING ITEM:

MAA DURGA ENTERPRISES

1540 Strickler Road

Preliminary/ Final Plan and Modification Request RT #22-422

Johnston and Associates

Eric Johnston Presented that he applicant is seeking to construct a 45 Unit Hotel and an KFC on a lot at 1540 Strickler Road. The applicant is requesting the following modifications: SALDO Section 408.1. – Water Service Feasibility Report, SALDO Section 408.2. – Sewer Service Feasibility Report, SALDO Section 602.1.N – Concrete Monuments, SALDO Section 602.10.D – Intersection Clear Sight Triangle, SALDO Section 602.11 – Curbs shall be constructed and installed in accordance with the specifications in the SALDO., SALDO Section 602.12 – Sidewalks, SALDO Section 609.5.10 – Street Trees, SW Section 506 Design Standards – Volume Control. The Private Access Drive was discussed. The Planning commission was not in favor of it becoming a public dedicated roadway.

ACTION ITEM:

Consideration of RT #22-422 as an action item or deferral of action until July 11, 2022.

Carrol Earhart made a motion to table consideration as an action item until a future meeting. Dennis Shellenberger seconded. All voted in favor.

ACTION ITEM:

CONDITIONAL USE # 2022-42

KW Cornerstone W-3 LLC

1000 Strickler Road

Mike Jeffers and Jeff Lobach from Barley Snyder presented. A Conditional Use is required as the Applicant proposes a warehouse use in the Industrial Zone. 1000 Strickler Road also known as Lot W3 of the Cornerstone Business Park is located at the northwest quadrant of an intersection between Cornerstone Drive and Strickler Road. The lot is currently developed by a 90,804 sf. warehouse/ fulfillment center operated by Maple Logistic Solutions. The Applicant proposes to construct a 132,000 sf. expansion to the existing facility, as previously delineated on a land development plan dated 2007. The proposed expansion shall be constructed as speculative warehousing. At this time, no tenant has been selected for the building. It is expected however that the building would house offices for the warehouse operations and the warehousing of goods coming to and going from this location. Since no tenant has been identified, the nature of the goods warehoused is unknown as of the conditional use application date. The Conditional Use Hearing before the board of supervisors is scheduled for July 7, 2022 at 7:30 p.m.

Carrol Earhart made a motion to recommend approval of the conditional use application. Howard Boyd seconded, All voted in favor.

The meeting adjourned at 7:25 p.m.

Respectfully Submitted,

Dennis Shellenberger, Secretary