

**RAPHO TOWNSHIP**  
**PLANNING COMMISSION MINUTES**  
**July 10, 2023 at 7:00PM**

The meeting was called to order at 7:00 p.m. by Chairman Jay Gainer. Also present were Commission members: Carrol Ehrhart, Dennis Shellenberger and Chet Eckman, as well as Township Manager, Randall Wenger and Jim Caldwell from Rettew, applicants, their representatives were also present.

Carrol Ehrhart made a motion to approve the minutes from the June 5 Meeting. Chet Eckman seconded, all voted in favor.

**BRIEFING ITEM:**

JURA USA Hospitality Center  
1480 Strickler Road  
Final Plan and Modifications  
David Miller Associates, Inc.

Jim Caldwell briefed the Commission on the project The project area is made up of two properties (1480 Strickler Road and 1475 East Main Street). In October 2022, the project area was rezoned from Mixed Use Commercial (MUC) to Industrial. The purpose of this plan is to obtain approval to join the properties together into 1 lot and land development approval to develop the combined lot with an 82,000 S.F facility for the applicant to service Jura products including coffee machines. The facility will be accessed from three proposed access points/ driveways, one aligned with the existing Messick's driveway along Strickler Road and two connecting to the shared access drive directly east of the property. The shared access drive has been shown on the plans as proposed by the adjoining property (N/F Mount Joy Property LLC). Activities within the JURA facility will include an area for service technicians, product and parts storage, display of projects and offices. To allow for the development of the building on the site, the existing on-site stormwater regional basin will be removed/ modified as specified on the plan to allow for the installation of two stormwater BMP's (MRC Basins) which have been designed to provide rate and volume control of runoff. The MRC Basins will provide managed release of stormwater on-site infiltration is not possible per existing soil and geologic conditions. Public sewer and water are proposed for the project and will be provided by Mount Joy Borough Authority. As part of the development of the site, sidewalks have been proposed along the frontage of Strickler Road and McKinley Drive. Landscaping has been proposed along McKinley Drive to the proposed use from the residential use located to the west. It is the applicant's intention to proceed with construction of the project upon the receipt of all approvals/permits.

The applicant is seeking the following modifications of the Subdivision and Land Development Ordinance: Section 305 Preliminary Plan application, Section 403.1.A. Drafting Standards - Plan Scale, Section 602.K Curbing, Section 602.E.1, 602.F, 602.G Roadway Reconstruction.

Carrol Ehrhart made a motion to defer action to a future meeting, Dennis Shellenberger seconded. All voted in favor.

Claudia Shenk and representatives of Oak Tree Outdoor Advertising briefed the commission on the billboard zoning amendment.

Carrol Ehrhart made a motion to recommend approval to the Board of Supervisors. Chet Eckman Seconded. All voted in favor.

Randall Wenger briefed the commission on the Short-Term Rental Zoning Amendment. Lengthy discussion ensued.

Carrol Ehrhart made a motion to recommend the Short-term Rental ordinance as written. Dennis Shellenberger seconded. All voted in favor. The Planning Commission would like to alert the BOS to their lengthy discussion and that the UCC should be followed.

The meeting was adjourned at 8:29 p.m.

Respectfully Submitted,  
Dennis Shellenberger, Secretary