

**RAPHO TOWNSHIP
PLANNING COMMISSION MINUTES
August 3, 2020 7:00 p.m.**

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, Carrol Ehrhart, Howard Boyd, Jay Gainer, and Jim Caldwell.

The minutes of the July 6, 2020 meeting were approved on a motion by Ms. Ehrhart, seconded by Mr. Eckman, motion carried 5-0.

BRIEFING ITEM:

**Revised Sketch Plan – Beacon of Manheim, LLC #20-392
3003 Lebanon Road
Dynamic Engineering, consultant**

Mr. Caldwell presented the revised sketch plan for a proposed 7-11 convenience store previously viewed by the Commission at their June 1, 2020 meeting. The Commission reviewed the revised sketch plan and commended the applicant for incorporating the Commission's prior comments and concerns. Mr. Caldwell recommended the applicants seek any necessary zoning approvals as they could impact the final site layout. The proposed use would be served by on-lot water and sewer. The property is in the Highway Commercial Zoning District. The applicants have submitted a sketch plan in order to receive feedback from the Planning Commission and the Board of Supervisors prior to submission of a plan.

BRIEFING ITEM:

**Sketch Plan for 1540 Strickler Road #20-398
1540 Strickler Road
Johnston and Associates. Inc, Consultant**

Jim Caldwell presented the plan. The applicants propose to build a Kentucky Fried Chicken Drive Through Restaurant and a 45 Unit Motel on 2.03 acres located on the west side of Sheetz Lane between Strickler Road and the Sheetz Convenience Store. The applicants propose 24 parking spaces for the Kentucky Fried Chicken Drive Through and 49 parking spaces for the 45 Unit Motel. The proposed uses would be served by public water and public sewer. The property is in the Mixed-Use Commercial Zoning District.

The Commission reviewed the plan and expressed their concerns with increasing the traffic using Sheetz Lane and encouraged the applicant to look at providing an access drive from Route 230 the Strickler Road to provide access to their site and the adjoining undeveloped lot. The Commission

suggested the applicant explore alternative layouts for the site to incorporate the site access on the west side of the lot.

There being no further business to come before the Commission, the meeting was adjourned at 8:00 p.m.

Respectfully submitted,
James R. Caldwell,
Interim Township Manager