

RAPHO TOWNSHIP
PLANNING COMMISSION MINUTES
September 11, 2023 at 7:00PM

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

Dennis Shellenberger made a motion to approve the minutes from the July 10 Meeting, Howard Boyd Seconded, All voted in favor.

BRIEFING ITEM:

Manheim Christian Day School
686 Lebanon Road
Revised Subdivision Plan, RT# 23-444
Diehm and Sons

Jim Caldwell briefed the Commission on the submission. Manheim Christian Day is seeking a 2352 square foot building expansion and a lot add on of 2.5 acres to their 5.02 (gross) acres. The property is located in the Agricultural Zone.

Howard Boyd made a motion to move the item to an action item, Dennis Shellenberger Seconded, all voted in favor.

ACTION ITEM

Consideration of RT#23-444 as an action item or defer action to a future meeting.

Howard Boyd made a motion to recommend conditional approval consistent with the comments in the Rettew Letter dated September 11, 2023. Dennis Shellenberger Seconded, all voted in favor.

ACTION ITEM:

JURA USA Hospitality Center
1480 Strickler Road
Final Plan and Modifications RT# 23-443
David Miller Associates, Inc.

Jim Caldwell briefed the Commission. 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 two proposed access points/driveways, one aligned with the existing Messick's driveway along Strickler Road

and one connecting to the shared access drive directly east of the property. The shared driveway has been shown on the plans as proposed by the neighbor (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 prevent increase in the rate and volume of runoff. The MRC Basins will provide managed release of stormwater as on-site infiltration is not possible per existing soil and geologic conditions. Public sewer and water are proposed for the project 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 East Main Street. Landscaping has been proposed along McKinley Drive to screen 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, Sections 403.7.D and 408.3 – Traffic Impact Study, Section 602.K Curbing, Section 602.L, Sidewalks and Sections 602.E.1, 602.F, 602.G Roadway Reconstruction, Section 403.7.D and 408.3 – Traffic Impact Study, Section 602.L – Construction of Sidewalks, Section 609.5.A.4. – Location of Street Trees.

Carrol Ehrhart made a motion to recommend conditional approval subject to the September 11, 2023 letter from Rettew, less the conditions for Item D as it pertains to modifications of Section 602.E.1 and 602.F and 602.G Roadway reconstruction. Dennis Shellenberger seconded. All voted in Favor.

ACTION ITEM:

Ridgewood Manor Mobile Home Park Waste Water Treatment Plant
90 Breneman Road
Planning Module
Arro Consulting

Review of planning module submission and recommendation to township officials of complete and submit requested documents.

Jim Caldwell presented a summary of the plan, Carrol Ehrhart made a motion to approve signing the planning module, Dennis Shellenberger seconded. All voted in favor.

ACTION ITEM:

Oaktree Outdoor Advertising
1156 Four Star Drive
Conditional Use #2023-46

Jim Caldwell and Claudia Shenk presented the plan to the commission. Oaktree Outdoor advertising is seeking to install a billboard at 1156 Four Star Drive, In the Township's industrial

zone. The billboard will be along the south side 283. The billboard is approximately 45 feet tall and includes 672 square feet of sign area on each face.

Carrol Ehrhart made a motion to recommend conditional approval consistent with the Rettew letter dated September 6. Dennis Shellenberger seconded. All voted in favor.

The meeting adjourned at 7:27 p.m.

Respectfully submitted,

Dennis Shellenberger,
Secretary