

**RAPHO TOWNSHIP
PLANNING COMMISSION AGENDA
MARCH 7, 2016 7:00 p.m.**

CALL TO ORDER

PLEDGE OF ALLEGIANCE

APPROVAL OF THE MINUTES OF THE FEBRUARY 1, 2016 MEETING

BRIEFING ITEM:

Skyview Tractors Final Land Development Plan #16-312

608 Fairview Road

The applicants propose to construct a 12,000 square foot tractor repair shop and associated parking, drives, and storm water management facilities on a 52.145 acre parcel at the intersection of Esbenshade and Fairview Roads. The project was granted several variances, including relief from landscaping, parking, and outdoor storage requirements, by the Zoning Hearing Board on December 3, 2015. The project was granted conditional use approval as an Agricultural-Related business by the Board of Supervisors on December 17, 2015. The property includes a single-family detached dwelling, several farm buildings, one of which is currently used for the tractor repair shop, and a seasonal roadside stand. The applicants have requested nine waivers, relating to preliminary plan, water and sewer feasibility, and road improvements. Stormwater is proposed to be managed with an infiltration basin and an underground stone infiltration bed. The property is located in the Agricultural Zoning District.

ACTION ITEM:

M&R Grains Conditional use application #2016-26

1106 Newcomer Road

The applicants operate a grain mill operation which consists of storing, drying, and grinding grain. The applicants propose to expand the business by constructing a 78' diameter grain bin, partially on existing impervious surface. Approximately 450 square feet will be located on existing grass. The applicants also propose to construct a 16'x9' shed on pervious ground. With the additional impervious coverage, the lot coverage increases to 41% on a parcel the applicants state comprises 3.90 acres (3.678 acres plus an adjacent lot identified as #1A). A variance was granted by the Zoning Hearing Board on February 2, 2016 to allow this increase. The expansion of the existing use is requested as an Agricultural-Related business under Section 603.C.1.e. The property is located in the Agricultural Zoning District.

ACTION ITEM:

Amendment to Zoning Ordinance for FEMA Floodplain Management Compliance