

**RAPHO TOWNSHIP
PLANNING COMMISSION AGENDA
MAY 2, 2016 7:00 p.m.**

CALL TO ORDER

PLEDGE OF ALLEGIANCE

APPROVAL OF THE MINUTES OF THE APRIL 4, 2016 MEETING

ACTION ITEM:

Wilmer and Frieda Nolt – Hilltop Acres Final Land Development Plan #16-314

347 Rife Run Road

Diehm and Sons, consultant

The applicants propose to add on a .7-acre tract to their 21-acre property, remove the dwelling on the smaller property, and expand the Hilltop Acres parking lot along with access drive relocations. The 21-acre property currently includes one residential building, the Hilltop Acres Market, a barn, and various out buildings. The applicants received a variance from the Zoning Hearing Board for a “de minimus” addition to the building, including a modification of a condition of a previous decision in 1996. A number of modifications have been requested, relating to, among other provisions, dedication of right-of-way, clear sight triangles, and proximity of the parking area to the public street. Stormwater for the expanded parking lot is proposed to be managed by a subsurface infiltration trench. The property is located in the Agricultural Zoning District.