

**RAPHO TOWNSHIP
PLANNING COMMISSION AGENDA**

April 6, 2026 at 7:00PM

CALL TO ORDER

PLEDGE OF ALLEGIANCE

APPROVAL OF THE MARCH 2, 2026 MEETING MINUTES

BRIEFING ITEM:

Strickler Road Associates
1151 Four Star Drive
Lot Add-on Final Plan and Modifications RT#26-493
DM/A

Applicants are seeking a lot add-on and expansion of the existing facility which houses Keystone Lawn Care and Keystone Pest Control. Both parcels total 1.8004 acres gross, 1.7041 acres net and are located in the Industrial Zone. Applicant is seeking the following Subdivision and Land Development modifications: Section 295-305 – Preliminary Plan Processing, Section 295-403.G.5, 408.D – Wetlands Study, Section 295-602.K – Curbing, Section 295-602.E.1, 602.F, 602.G – Roadway Reconstruction, Section 295-602.L – Construction of Sidewalks, Section 295-603.A.1 – Construction of Access Drives to Collector Street Standards, Section 295-609.5.A.4 – Location of Street Trees and the following modifications of the Stormwater Management Ordinance: Section 286-30.A.1 – Stormwater Runoff Volume Control

ACTION ITEM:

Colebrook Ridge School
790 Hossler Road
Final Plan/ Modification, RT#25-470
DC Gohn

Conditional approval was granted to previously sought modifications on April 17, 2025. The proposed improvements are located along Hossler Road and the property is located entirely in Agricultural Zoning District. The client is proposing a one-room Amish school, stone access drive, on lot sewer, stormwater facilities, and other site improvements. Stormwater will be managed by two underground stone beds. The total site disturbance is 0.68 acres. Applicant is seeking the following additional modifications: Section 295-602.E.5 – Improvement of Existing Streets, Section 295-603 – Access Drive Construction, Section 295-603.A.5, 295-602.J.4.b – Clear Sight Triangle.

ADJOURN