

RAPHO TOWNSHIP
PLANNING COMMISSION AGENDA
September 14, 2026 at 7:00PM

CALL TO ORDER

PLEDGE OF ALLEGIANCE

APPROVAL OF THE AUGUST 3, 2026 MEETING MINUTES

BRIEFING ITEM:

Samuel Glick

3734 Sunnyside Road

Preliminary Plan & Modification RT# 26-500

Harbor Engineering

Samuel L. Glick is the owner of a 70.6-acre agricultural property at 3734 Sunnyside Road, which contains a single-family dwelling and several outbuildings. Mr. Glick is proposing to subdivide a 4.4-acre lot in the rear of the parcel along the north side of Sunnyside Road across the road from 3111 Sunnyside Road, resulting in 66.11-acres of remaining lands. A Sewage Facilities Planning Module for 1 EDU (400 GPD) is required by PA DEP and will be submitted to be reviewed concurrently to provide an allotment for the on-lot septic system of a potential future single-family dwelling. Applicant is seeking a modification of 1. Section 295-403.C.(2) – Existing Features

Consideration of RT#26-500 as an Action Item or defer action to a future meeting.

Samuel Glick

3734 Sunnyside Road

Planning Module

Harbor Engineering

Review Planning Module for a 4.4 Acre Subdivision for 1 EDU (400 GPD) which is required by PA DEP to provide an allotment for the on-lot septic system of a potential future single-family dwelling and authorize Township Manager to complete Component 4A on Behalf of the Rapho Township Planning Commission.

Jacob Smucker Countryside Stables
2575 Valley Road
Conditional Use 2026-58
Harbor Engineering

Jacob, Fannie Ruth, and Amos Smucker are the owners of 2575 Valley Road. The property within the Agricultural Zoning District and is ± 4.18 acres and contains the Smucker's residence and some cultivated areas. The applicant would like to utilize a portion of the existing barn and operate his farrier business, Countryside Stables, from the property.

Mr. Smucker is proposing this use as an Agricultural-Related business, which is permitted by by Conditional Use (Table 3-1.2.). Agricultural-Related Business is defined as "An establishment primarily engaged in meeting the needs of those engaged in agricultural operations and agribusiness via the provision of goods, materials, and services needed for and supporting agricultural operations and agribusinesses." Section 350-603.C.(1)(c) lists farriers and distributors as a permitted commercial use under Agricultural-Related Business. The hearing is scheduled for 10/1/2026.

MJ Hospitality Associates, LLC
Zoning Petition
Eastern Portion of Parcel # 540-55081-0-000 at Strickler Road and SR 772.
Stevens and Lee

MJ Hospitality Associates, LLC is seeking to amend the Official Zoning Map of Rapho Township by rezoning 3.75 acres of land along Strickler Road from the Agricultural (A) Zone to the Highway Commercial (HC) Zone. The hearing is Scheduled for 10/1/2026

ADJOURN