

**RAPHO TOWNSHIP
PLANNING COMMISSION AGENDA
December 1, 2025 at 7:00PM**

CALL TO ORDER

PLEDGE OF ALLEGIANCE

APPROVAL OF THE November 10, 2025 MEETING MINUTES

BRIEFING ITEM:

EKR Properties (Stable Hollow Construction)
2488 Lebanon Road
Preliminary/Final Plan & Modifications RT# 25-485
Diehm & Sons

The 7 acre project site is located at 2488 Lebanon Road. Southwest Corner of Lebanon Road and Cider Press Road) Currently on the property is a building, a paved area and an area of buildings leased by D&E. The remainder of the site is cultivated fields. The tract slopes west to the Chiques Creek located on the western property line. The applicant is seeking to construct a Building and associated drives and parking lots for Stable Hollow Construction. The applicant is seeking the following modifications: **Subdivision and Land Development Ordinance** Section 305.A – Preliminary Plan application, Section 403.3.B – Existing features shall be shown out to 200' beyond the property, Section 602.9.A – Vertical curves required for all changes of grade along access drives, Section 602.10.E – Separation distance between intersections along an arterial road, Section 602.10.F – Minimum radii of cartway edge at intersections and **Stormwater Management Ordinance** Section 404.3.B – Existing features shall be shown out to 200' beyond the property

ACTION ITEM:

Consider EKR Properties RT# 25-485 as an action item or defer action until a future meeting.

Kreider Farms
240 Eby Chiques Road
Planning Module

Review Planning Module and authorize manager to complete Component 4A of the DEP Planning Module on behalf of the Planning Commission.

ADJOURN