

RAPHO TOWNSHIP
ZONING HEARING BOARD AGENDA

June 2, 2026

7:00 p.m.

CALL TO ORDER – Chairman Chris Moyer

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES: From May 5, 2026

OLD BUSINESS: None

NEW BUSINESS:

POSTINGS, PROOFS OF PUBLICATION AND NOTICES: Zoning Officer, Drew Keller

ZONING CASES:

1. The Application of AutoZone Development LLC, for the property located at 821 E. Main St, in the HC zone is requesting variances from Table 3-4.5 to encroach 30 feet into the minimum 50-foot rear yard setback, and from Table 3-4.6 for parking setbacks in the front and side yards. (Application withdrawn 5/13/26)
2. The Application of Raffensperger Enterprises, LLC and Shane & Megan Raffensperger for the property located at 3691 Elizabethtown Rd, in the Ag zoning district is requesting a special exception from sections 350-705 and 350-704 for the substitution and expansion of a nonconforming use to allow an excavating business contractor shop; and variances from 350-704.A.(2), Table 3-1.3, 350-705, 350-704.A(7), 350-704.B, 350-704.C and Table 6-8.1 for required front and rear yard setbacks and to exceed the 50% limitation of expansion of a nonconforming use, and for a side yard setback for a proposed livestock barn.
3. The Application of Hilltop Acres Farm Market for the property located at 347 Rife Run Road, in the Ag zoning district, is requesting a special exception pursuant to 350-704(A) to alter or expand the nonconforming farm market use of the property, a variance from 350-704(A)(2) to allow expansion of the nonconforming use exceeding 50%, and a modification of conditions imposed pursuant to 1996 and 2015 zoning decisions.

ADJOURNMENT