

Minutes
Strasburg Township Planning Commission
February 12, 2024

The Strasburg Township Planning Commission (PC) held their regular meeting on Monday, February 12, 2024, at 7:00 p.m. at the Strasburg Township Municipal building, 400 Bunker Hill Road. Present were Janice Bowermaster, John Fisher, Bill Potter, Joshua Weaver and Cindy Welk.

Guests: Jeff Rutt – Keystone Custom Homes, Mark Magrecki – Penn Terra, Lindsay Casadei, Esq., C. Michael Weaver

Organization meeting:

On a motion by Weaver/Fisher, the Board voted unanimously to nominate and elect Bill Potter as Chairman

On a motion by Weaver/Potter, the Board voted unanimously to nominate and elect John Fisher as Vice-Chairman

On a motion by Potter/Fisher, the Board voted unanimously to appoint Judy Willig as recording secretary

On a motion by Weaver/Bowermaster, the Board voted unanimously to appoint Judy Willig as signatory for the PC

On a motion by Fisher/Bowermaster, the Board voted unanimously to select the second Monday of the month at 7:00 pm at the Municipal Building for meetings.

The regular meeting was called to order at 7:05 p.m.

Public comment was invited. There was none.

On a motion by Fisher/Weaver, the PC voted unanimously to approve the minutes of December 11, 2023 as submitted.

The PC reviewed material samples provided by Keystone Custom Homes (KCH) for the Hartman Bridge LLC development at 307 Hartman Bridge Road. Potter updated the PC on a virtual meeting held on January 2, 2024 with himself, Supervisor Weaver, Mark Deimler and representatives of KCH to focus the colors and materials. The PC were pleased with the updated elevations and colors, see things moving in the right direction and had minor comments. Brick styles selected: Shenandoah and Engineered Standard. Siding colors selected: Linen, Harbor Grey, Victorian Grey and Classic Cream. The Dutch-lap profile is preferred in all colors. Rutt took notes and will confer with his team on the selected colors and styles.

PC2023-10, 240 Hartman Bridge Road, Hershey Farm was reviewed for conditional approval. Magrecki went over the Solanco Engineering Associates review dated December 18, 2023 point by point.

- Most items have been addressed in a response letter sent last week.
- Waivers of Sections 304 and 304.A to enable processing as a preliminary/final plan
- Deferral of Section 509.D pertaining to sidewalks

On a motion by Fisher/Weaver, the PC voted unanimously to forward the plan to the Supervisors with a recommendation to approve the plan and requested waivers on condition all comments of Solanco Engineering letter of December 18, 2023 are satisfied.

Fisher excused himself from the meeting to be able to present his rezoning application for review. Casadei walked the PC through the request to rezone a portion of 401 Hartman Bridge Road from Gateway North to Industrial Zone.

- The portion to be subdivided and rezoned faces North Star Road with no frontage on Hartman Bridge Road
- There is existing Industrial property across the street
- Lancaster County Planning Department reviewed the application earlier in the day and supported it with minor comments or questions
- Provided elevations of the proposed buildings were met with approval

On a motion by Weaver/Bowermaster, the Board voted to forward the petition to the Supervisor recommending adoption of the rezoning ordinance. Fisher abstained.

There being no further business before the PC, the meeting adjourned at 8:15 p.m.

Judith Willig
Recording Secretary