

January 7, 2019

The Strasburg Township Board of Supervisors held their organizational meeting on Tuesday, January 7, 2019, at 7:30 p.m. at the Strasburg Township Municipal Building, 400 Bunker Hill Road. Present were Peggy Dearolf, Michael Weaver and Thomas Willig; Administrator Mark Deimler.

On a motion by Weaver/Dearolf, the Board voted unanimously to nominate and elect Tom Willig as Chairman.

On a motion by Dearolf/Willig, the Board voted unanimously to nominate and elect Michael Weaver as Vice-Chairman.

On a motion by Willig/Dearolf, the Board voted unanimously to approve the 2019 appointments, selections and procedures as noted on the attachment.

On a motion by Willig/Weaver, the Board voted unanimously to approve 2019 wages as noted on the attachment with the exception of the Secretary.

On a motion by Dearolf/Weaver, the Board voted to approve the Secretary's wages as noted on the attachment. Willig abstained.

On a motion by Dearolf/Weaver, the Board voted unanimously to set the Treasurer's bond at \$1,500,000.00 for 2019.

On a motion by Willig/Dearolf, the Board voted unanimously to approve the depositors and advertisers as noted on the attachment.

On a motion by Willig/Dearolf, the Board voted unanimously to adopt Resolution 2019-01 establishing fees for 2019.

On a motion by Dearolf/Weaver, the Board voted unanimously to adopt Resolution 2019-02 appointing RKL LLC to audit the 2018 Township accounts.

At approximately 7:40, the regular meeting was called to order.

Guests: Darcie Stolz, Bruce Tolan, Mike Saxinger, June Mengel, Bill Potter, Dwight Yoder, Justin and Abbie Welk, Richard Fluck, Karlla Brigatti, Herman Boutrager, Mark Martin, Leonard Hurst, Adam Heaps, Erik Puffenberger, Steve Raichler.

Public comment was invited. There was none.

On a motion by Weaver/Dearolf, the Board unanimously voted to adopt the minutes of December 3, 2018 as submitted.

On a motion by Dearolf/Weaver, the Board unanimously voted to approve bill listings for payment: Payroll and taxes in the amount of \$12,600.98; General Fund checks #22303-22345 in the amount of \$31,596.61 ; Liquid Fuels checks #1802 in the amount of \$2,704.8; Sewer Fund checks #317-321 in the amount of \$2,016.05.

On a motion by Weaver/Dearolf, the Board unanimously voted to approve the Treasurer's report as submitted.

Yoder, Heaps and Saxinger presented a growth plan for the Clinic for Special Children offering the following: The Clinic was formed as a nonprofit in 1990 on approximately 3 acres at their present location of 535 Bunker Hill Road; they have outgrown the property and wish to purchase an 8.8 acre parcel zoned Agricultural (AG) and approximately 3 acres of an adjoining property zoned Rural Residential (RR) at 385 Bunker Hill Road; the Clinic would like to provide overnight accommodations for the families of patients from outside the area, expand their adult services, offer internships and maintain animals for continuing research; 90% of their clients are Plain Sect and prefer to remain in the Township; the buildings will be situated almost entirely on the RR portion; the AG portion will be barns and pastures for the livestock and stormwater management facilities; the AG portion is not large enough to be a farm and unusable as active farmland. The Clinic has a hearing with the Zoning Hearing Board on Tuesday, January 8<sup>th</sup> for a special exception and is requesting the Supervisors support.

Stolz, Welk, Mengel and Potter supported the Clinic's mission, but had many questions and concerns about the loss of farmland, traffic increase, current water runoff issues and what will happen when the Clinic moves on from the location. They maintained the use is permitted in other zones, the surrounding farms are preserved and it is prime soil which should stay in production.

Willig polled the Board: Dearolf was neutral; Weaver commented the Board is firmly committed to farm preservation and he appreciated the input of those in attendance. He would love to see the AG portion sold to a neighboring farm, but the current owner is asking more per acre than a farmer could profitably afford. The Clinic is a unique entity and their proposed plans do not fit neatly into any particular zone. He supports the application and would like to see conditions applied pertaining to low-impact lighting, building design and landscaping; Willig agreed with Weaver's comments, but did not think the Clinic's argument that the AG portion is not usable as tillable land was compelling. He stated the stormwater management will be taken very seriously and supported the application.

Willig thanked everyone for their input and comments on this complex issue. It is in the hands of the Zoning Hearing Board which is an autonomous body. The positions of the Supervisors will be communicated at the hearing tomorrow night.

At approximately 10:00 p.m., a hearing for proposed Ordinance #111 pertaining to high tunnel greenhouse storm water management was opened.

On a motion by Willig/Weaver, the Board voted unanimously to close the hearing and adopt the ordinance as presented.

On a motion by Willig/Weaver, the Board voted unanimously to select actual replacement value for the Township building, actual cash value for the buildings at the Township Park and directed the Secretary to gather more information on the coverage for the WWTP hazard insurance.

On a motion by Weaver/Dearolf, the Board voted unanimously to adopt the 2018 PSATS pension disclosure statement.

On a motion by Willig/Weaver, the Board voted unanimously to approve moving forward with a low-volume road grant application for Sides Mill Road and associated permits and agreements.

There being no further business before the Board, the Supervisors adjourned at 11:15 p.m.

Judith G. Willig  
Township Secretary

**Strasburg Township Board of Supervisors  
January 7, 2019  
Agenda**

7:30 Organization meeting:

1. Nomination for Chairman and motion to elect
2. Nomination for Vice-Chairman and motion to elect  
(Agenda items 3-7, see attachment)
3. Consider a motion to approve appointments, selections and procedures
4. Consider a motion to approve wages with the exception of the Secretary
5. Consider a motion to approve the Secretary's wages
6. Consider a motion to set the Treasurer's bond
7. Consider a motion to approve depositors and advertisers
8. Consider a motion to adopt Resolution 2019-01 establishing fees for 2019
9. Consider a motion to adopt Resolution 2019-02 appointing RKL LLC to audit the 2018 Township accounts

Regular meeting:

Call to Order

1. Public comment for items not on the agenda
2. Consider a motion to approve minutes of December 3, 2018
3. Consider a motion to approve bill listings and payments:
  - Payroll, taxes and fees in the amount of \$12,600.98
  - General Fund checks #22303-22345 in the amount of \$31,596.61
  - Liquid Fuels Fund checks #1802 in the amount of \$2,704.80
  - Sewer Fund checks #317-321 in the amount of \$2,016.05
4. Consider a motion to approve the Treasurer's report
5. Clinic for Special Children to present their growth plan
6. Open a hearing for proposed Ordinance #111 pertaining to high tunnel storm water management
7. Consider a motion to approve a reduction of Letter of Credit #810558-0040 for 232 Hartman Bridge Road in the amount of \$24,089.00. The remaining balance will be \$8,318.00
8. Review 2019 insurance renewal information to refine what sort of coverage the Board desires and consider a motion to approve
9. Consider a motion to adopt the PSATS 2018 Pension Disclosure statement
10. Consider a motion to approve moving forward with a low-volume road grant application and associated permits and agreements

Departmental reports

Zoning Hearing Board:

1. Continuance of ZHB 2018-22: 2890 White Oak Road variance to allow additional business
2. ZHB 2019-01: 1198 Penn Grant Road variance to reduce setbacks for high-tunnel greenhouses
3. ZHB 2019-02: 249 Herr Road variance to allow second dwelling
4. ZHB 2019-03: 321 North Star Road variance to allow structures to be used for offices
5. ZHB 2019-04: 385 Bunker Hill Road special exception and/or variance to allow a clinic and research center with short-term accommodations

Administrator's Report:

1. TBD

Zoning Officer's Report: Eight permits issued with receipts in the amount of \$8,076.40

Sewage Enforcement Officer's Report: No activity

Adjourn



## 2018 continued

### Established procedures:

Regular meetings		1 <sup>st</sup> Monday at 7:30 PM and the 3 <sup>rd</sup> Monday at 1:00 PM , as needed, except on holidays when the meeting may be held the following day
Paid Holidays (full-time)	(11)	New Year's Day, Primary Election Day, Memorial Day, July 4, Labor Day, General Election Day, Thanksgiving Day, Friday after Thanksgiving, Monday after Thanksgiving, ½ day before Christmas, Christmas Day, ½ day before New Year's Day
Paid Time Off (full-time)		80 hours for 2 years or less of employment 120 hours for 2-5 years of employment 160 hours for over 5 years of employment In the first calendar year of employment, PTO will be pro-rated based on the number of pays remaining in that year. All vacation thereafter will be allocated on a calendar year basis.
For employees hired prior to 8/7/2017:		
Vacation (full-time)		3 days after 6 months 1 week after 1 year 2 weeks after 2 years 3 weeks after 5 years Vacation will be pro-rated for the balance of an employee's anniversary year. All vacation thereafter will be allocated on a calendar year basis
Sick Leave (full-time)		3 days/yr-1st yr. pro-rated from date of employ
Personal Leave (full-time)		2 days/yr-1st yr. pro-rated from date of employ

February 4, 2019

The Strasburg Township Board of Supervisors held their regular meeting on Monday, February 4, 2019, at 7:30 p.m. at the Strasburg Township Municipal Building, 400 Bunker Hill Road. Present were Peggy Dearolf, Michael Weaver and Thomas Willig.

Guests: Doyle Heisey, Jerry McCracken, Eileen Bradley, Bill Potter, Esther Robinson, Justin and Abbie Welk, Mark Mellinger, John Fisher, Dale Rineer, Adam Heaps, David E. King, Jonas Ebersol, Fred Ranck, Austin and Ashley Ranck, Travis Dombach, Bruce Tolan, Darcie Stolz, Chas Ford, Chris Powell, Andrew Lefever.

Public comment was invited. There was none.

On a motion by Dearolf/Weaver, the Board unanimously voted to adopt the minutes of January 7, 2019 as submitted.

On a motion by Dearolf/Weaver, the Board unanimously voted to approve bill listings for payment: Payroll, 401(a), taxes and fees in the amount of \$21,117.67; General Fund checks #22346-22387 in the amount of \$44,149.59; Liquid Fuels checks #1803 in the amount of \$2,708.26; Sewer Fund checks #322-325 in the amount of \$5,723.78.

On a motion by Weaver/Dearolf, the Board unanimously voted to approve the Treasurer's report as submitted.

Dombach and Ford appeared to advise the Board of an upcoming event at the Ship Rock Disc Golf Course at the Township Park. The course has been chosen as one of the host sites for the disc golf world championships. The tournament will be held July 20-27, 2019 with an anticipated attendance of 1500-2000 including players and spectators over the course of the week. The Lancaster Area Frisbee Sports organization would like to upgrade the tee-pads to concrete, add practice pads to make the course more family friendly and expand the existing parking area. They are sending out sponsorship request flyers to pay for the planned improvements. They are considering shuttle transportation from satellite parking and Fire Police assistance with traffic. The Board had no opposition to the event. Willig advised them to talk to the Zoning Officer about course and parking changes and to stay in frequent communication with the Township as things develop.

On a motion by Weaver/Dearolf, the Board voted unanimously to approve Sight & Sound's request to hookup to a Strasburg Borough fire hydrant on condition the hydrant is only used as a backup and, if another use is proposed, Board of Supervisor's approval is required.

Heaps from the Clinic for Special Children (CSC) appeared to present proposed conditions pertaining to their Zoning Hearing Board (ZHB) application. McCracken,

Stoltz, Bradley, the Welks, Powell, Ebersol, Fisher, King, Lefever and Rineer again voiced concerns about traffic, loss of farmland and the suitability of the tract. They asked the Board to reconsider their support of the application and the CSC to explore another site. Willig stated: the Township has drawn a line and will not rezone agriculturally zoned land; if the CSC could grow where they are, Ag land would be taken out of production, as well. The Board did not change their position of support for the application, but asked Heaps if the CSC would exhaust all other options and reconsider the application.

The Board reviewed other applications for the ZHB's February meeting:

- 839 May Post Office Road – support if the applicant will agree the variance will terminate once the applicant is no longer operating the requested home occupation.
- CSC – support with self-imposed conditions.
- 1901 Edisonville Road – strongly oppose. Weaver abstained.
- 209 Gap Road – support.

On a motion by Willig/Dearolf, the Board voted unanimously to approve the Refton Community Fire Company (RCFC) calendar of events.

On a motion by Dearolf/Weaver, the Board voted unanimously to approve the RCFC Fire Police assist Strasburg Fire Company at their 2/23/19 mud sale and Pennryn Fire Company at their 3/15-3/16/19 mud sale.

On a motion by Weaver/Dearolf, the Board voted unanimously to approve the Chairman sign the 2018 uncollected tax form from the County.

On a motion by Dearolf/Weaver, the Board voted unanimously to adopt Resolution 2019-03 per document destruction.

On a motion by Weaver/Willig, the Board voted unanimously to approve adding earthquake coverage to the WWTP insurance policy.

The Zoning Officer reports thirteen permits issued with receipts in the amount of \$3,458.70

The Sewage Enforcement Officer reports no activity.

There being no further business before the Board, the Supervisors adjourned at 10:45 p.m.

Judith G. Willig  
Township Secretary



**Strasburg Township Board of Supervisors  
February 4, 2019  
Agenda**

7:30 p.m. Call to Order

1. Public comment for items not on the agenda
2. Consider a motion to approve minutes of January 7, 2019
3. Consider a motion to approve bill listings and payments:
  - Payroll, 401(a), taxes and fees in the amount of \$21,117.67
  - General Fund checks #22346-22387 in the amount of \$44,149.59
  - Liquid Fuels Fund checks #1803 in the amount of \$2,708.26
  - Sewer Fund checks #322-325 in the amount of \$5,723.78
4. Consider a motion to approve the Treasurer's report
5. Representatives from Lancaster Area Frisbee Sports to discuss 2019
6. Review and discuss proposed conditions for the Clinic for Special Children's Zoning Hearing Board application
7. Consider a motion to approve Sight & Sound's request to hookup to a fire hydrant connected to the Borough water supply
8. Consider a motion to approve the Refton Community Fire Company's (RCFC) 2019 calendar of events
9. Consider a motion to approve the RCFC Fire Police assist Strasburg Fire Company at their 2/23/19 mud sale and Pennryn Fire Company at their 3/15-3/16/19 mud sale.
10. Consider a motion to approve the Chairman sign the 2018 uncollected tax form from the County
11. Consider a motion to adopt Resolution 2019-03 per document destruction

Departmental reports

Zoning Hearing Board:

1. ZHB 2019-04: 385 Bunker Hill Road, special exception for a use not provided for to allow a clinic/research center with short-term residential housing on 2 parcels
2. ZHB 2019-05: 839 May Post Office Road, special exception to allow a home occupation and variance to exceed maximum permitted area for the home occupation
3. ZHB 2019-06: 1901 Edisonville Road, variances to allow driving horse boarding on a lot less than ½ acre, reduce the minimum setbacks and exceed the permitted height for a carriage barn
4. ZHB 2019-007: 209 Gap Road, special exception to expand a nonconforming apartment and variance to allow one or more business spaces

Administrator's Report:

1. TBD

Zoning Officer's Report: Thirteen permits issued with receipts in the amount of \$3,458.70

Sewage Enforcement Officer's Report: No activity.

Adjourn

March 4, 2019

The Strasburg Township Board of Supervisors held their regular meeting on Monday, March 4, 2019, at 7:30 p.m. at the Strasburg Township Municipal Building, 400 Bunker Hill Road. Present were Peggy Dearolf, Michael Weaver and Thomas Willig; Administrator Mark Deimler; Treasurer Connie Kauffman.

Guests: Brad and Dawn Hohenadel, Todd Weiss, Andrew Kehl, Justin and Abbie Welk, Kelly Cullen, Keturah Beiler.

Public comment was invited. Justin and Abbie Welk asked for clarification of the Board's views on the Clinic for Special Children's Zoning Hearing Board application.

On a motion by Weaver/Dearolf, the Board unanimously voted to adopt the minutes of February 4, 2019 as submitted.

On a motion by Dearolf/Weaver, the Board unanimously voted to approve bill listings for payment: Payroll and taxes in the amount of \$18,969.89; General Fund checks #22388-22428 in the amount of \$45,585.63; Liquid Fuels checks #1804-1808 in the amount of \$18,361.28; Sewer Fund checks #326-329 in the amount of \$4,070.12.

On a motion by Dearolf/Weaver, the Board unanimously voted to approve the Treasurer's report as submitted.

Kehl of RKL LLP presented the 2018 audit report. He complimented the Township staff for their cooperation and completeness of information provided. He noted RKL LLP provided the draft audit on February 14<sup>th</sup> well ahead of the 2017 draft audit provided by MaherDeussel in late March 2018. He recommended the Township diversify its deposits to several institutions.

Cullen appeared to request approval for a 5K race. Deimler commented an email had been received from a resident on Deiter Road objecting to the race saying last year they had not been able to get out of their driveway. Cullen responded the Clinic sent a letter to all addresses along the route and went door-to-door to try to alleviate any concerns. The only resident who reported a conflict was accommodated. She stated the Clinic has an ambulance and EMT's on site for any emergency and access would be provided for any emergency vehicles. The Secretary reported no complaints were received after last year's race. On a motion by Weaver/Willig, the Board voted unanimously to approve the Clinic for Special Children's request to use Township roads for a 5K footrace on September 21, 2019 from 9-11:00 a.m.

On a motion by Weaver/Dearolf, the Board voted unanimously to approve the 103 Little Beaver Road stormwater management waiver request conditioned on the satisfaction of all comments contained in the February 10, 2019 Solanco Engineering review letter. Weiss commented on the rarity of a property owner to go above and beyond what is required.

On a motion by Dearolf/Weaver, the Board voted unanimously to approve the 1719 Beaver Valley Pike waiver of well isolation request.

On a motion by Weaver/Dearolf, the Board voted unanimously to approve the 208 Herr Road waiver of plan processing request.

On a motion by Dearolf/Weaver, the Board voted unanimously to approve the 53 Refton Road sewer capacity request with the following conditions:

- The applicant shall install a water meter on the well service line to monitor water usage which will be read by Township staff annually to ensure usage stays within 578 gallons per day. The meter type shall need Township approval.
- An agreement requiring the installation of a duplex grinder pump if the single unit cannot provide the required flow rate for the commercial use will be executed. The cost of such installation will be the responsibility of the applicant.
- The \$8,000 tapping fee will be paid.
- A grease trap meeting Township approval shall be installed.

On a motion by Weaver/Dearolf, the Board voted unanimously to approve a second driveway request for 501 Breneman Road.

On a motion by Willig/Weaver, the Board voted unanimously to refinance the General Obligation Note with PNC for a term of 10 years at 4.2% interest.

On a motion by Willig/Dearolf, the Board voted unanimously to approve advertising the 2019 road project and materials bids.

On a motion by Weaver/Dearolf, the Board voted unanimously to adopt Resolution 2019-04 allowing an escalator clause to be attached to the bids.

On a motion by Dearolf/Weaver, the Board voted unanimously to award surveying Broad Street, Refton to Hanover Engineering.

On a motion by Dearolf/Weaver, the Board voted unanimously to ratify and affirm the Refton Community Fire Police assist with trout stocking.

On a motion by Dearolf/Weaver, the Board voted unanimously to ratify and affirm the submission of the 2019 Survey of Financial Condition to DCED.

On a motion by Weaver/Dearolf, the Board voted unanimously to approve the 2019 polling place agreement with the County Board of Elections.

On a motion by Dearolf/Weaver, the Board voted unanimously to accept Mark Harnish's proposal to mow the disc golf course.

The Board stated their opposition to application ZHB 2019-08 lot add-on plan for Parke Ranck on Paradise Lane due to it not meeting the 50 acre minimum lot size for an Ag Zone subdivision.

On a motion by Weaver/Willig, the Board voted unanimously to authorize the Sewage Enforcement Officer to issue a temporary housing permit to 208 Herr Road.

The Zoning Officer reports ten permits issued with receipts in the amount of \$2,296.40.

The Sewage Enforcement Officer reports one perc test performed and two permits issued with receipts in the amount of \$500.00.

There being no further business before the Board, the Supervisors adjourned at 10:45 p.m.

Judith G. Willig  
Township Secretary

**Strasburg Township Board of Supervisors**  
**March 4, 2019**  
**Agenda**

7:30 p.m. Call to Order

1. Public comment for items not on the agenda
2. Consider a motion to approve minutes of February 4, 2019
3. Consider a motion to approve bill listings and payments:
  - Payroll, 401(a), taxes and fees in the amount of \$18,969.89
  - General Fund checks #22388-22428 in the amount of \$45,585.63
  - Liquid Fuels Fund checks #1804-1808 in the amount of \$18,361.28
  - Sewer Fund checks #326-329 in the amount of \$4,070.12
4. Consider a motion to approve the Treasurer's report
5. RKL LLC to present the 2018 audit
6. Consider a motion to approve the Clinic for Special Children's request to use Township roads for a 5K footrace on September 21, 2019 from 9-11:00 a.m.
7. Consider a motion to approve the 103 Little Beaver Road stormwater management waiver request
8. Consider a motion to approve the 1719 Beaver Valley Pike waiver of well isolation request
9. Consider a motion to approve the 208 Herr Road waiver of plan processing request
10. Consider a motion to approve the 53 Refton Road sewer capacity request
11. Consider a motion to approve a second driveway request for 501 Breneman Road
12. Discuss refinancing the General Obligation Note and consider a motion to approve any selection
13. Review proposed road projects for 2019
14. Consider a motion to adopt Resolution 2019-04 per escalator clause for road bids
15. Review proposals to survey Broad Street in Refton
16. Consider a motion to ratify and affirm approval for the Refton Community Fire Company fire police to assist with trout stocking
17. Consider a motion to ratify and affirm the submission of the 2019 Survey of Financial Condition to DCED
18. Consider a motion to approve the 2019 polling place agreement with the County Board of Elections
19. Consider a motion to accept Mark Harnish's proposal to mow the disc golf course

Departmental reports

Zoning Hearing Board:

1. ZHB 2019-08: 236 Paradise Lane/210 S. Ronks Road variance to reduce minimum lot size for a subdivision from an Ag parcel
2. ZHB 2019-09: 855 May Post Office Road variances to reduce setback and exceed permitted maximum size for a horse barn in RR zone

Administrator's Report:

1. Refton tapping fees
2. Short-term rentals
3. 208 Herr Road temporary housing sewage agreement

Zoning Officer's Report: Ten permits issued with receipts in the amount of \$2,296.40

Sewage Enforcement Officer's Report: One perc test performed and two permits issued with receipts in the amount of \$500.00

Adjourn

**Strasburg Township Board of Supervisors**  
**April 1, 2019**  
**Agenda**

7:30 p.m. Call to Order

1. Public comment for items not on the agenda
2. Consider a motion to approve minutes of March 4, 2019
3. Consider a motion to approve bill listings and payments:
  - Payroll, 401(a), taxes and fees in the amount of \$17,978.61
  - General Fund checks #22429-22471 in the amount of \$43,703.64
  - Liquid Fuels Fund checks #1809-1812 in the amount of \$6,947.07
  - Sewer Fund checks #330-340 in the amount of \$4,883.53
  - Escrow Fund check #1098 in the amount of \$982.29
4. Consider a motion to approve the Treasurer's report
5. Open a hearing for conditional use application CU 2019-01 the proposed Prospect Road/Mersky cluster development
6. Consider a motion to approve the water and sewer capacity requests for the Prospect Road/Mersky development
7. Discuss PNC refinancing options and consider a motion to accept
8. Consider a motion to ratify and affirm advertisement for the Debt Obligation ordinance
9. Consider a motion to approve PC 2019-01 lot add-on for Parke Ranck on Paradise Lane
10. Consider a motion to approve PC 2019-02 lot add-on plan for Mervin Fisher, 426 Twin Elm Road
11. Ivan Fisher with information regarding a historic home at 249 Herr Road and his Zoning Hearing Board denial
12. Opening of sealed bids for 2019 road projects and materials. Consider a motion to award
13. Consider a motion to approve the Hess right-of-way agreement for Sides Mill Road improvements
14. Consider a motion to approve the Aaron Fisher ETAL sewage capacity agreement for 53 Refton Road
15. Discuss the public sewer connection request for 1321 Village Road
16. Consider a motion to approve the 2019 PSPCA contract
17. Consider a motion to approve the Refton Community Fire Police assist the Clinic for Special Children 5K race on September 21, 2019
18. Consider a motion to ratify and affirm approval of the Ship Rock Disc Golf Course 2019 tournaments
19. Consider a motion to approve the release of LOC 132331513 in the amount of \$18,107.02 and a reduction of a financial guarantee of \$1,982.29 for 2890 White Oak Road in the amount of \$982.29. The balance after such reduction will be \$1,000.00

Departmental reports

Zoning Hearing Board:

1. ZHB 2019-10: 501 Breneman Road, variance to allow a second dwelling
2. ZHB 2019-11: 351 May Post Office Road variance to reduce the minimum lot size to allow a dwelling

Administrator's Report: Time allowing

1. Vacating Miller Road south of White Oak Road

Zoning Officer's Report: Sixteen permits issued with receipts in the amount of \$3,194.85

Sewage Enforcement Officer's Report: two inspections performed and one permit issued with receipts in the amount of \$150.00

Adjourn

April 1, 2019

The Strasburg Township Board of Supervisors held their regular meeting on Monday, April 1, 2019, at 7:30 p.m. at the Strasburg Township Municipal Building, 400 Bunker Hill Road. Present were Peggy Dearolf, Michael Weaver and Thomas Willig; Administrator Mark Deimler; Treasurer Connie Kauffman; Solicitor Josele Cleary; a court reporter.

Guests: Marilyn Bruno, John Rintz, Elam Stoltzfoos, Chris King, David Lantz, Claudia Shank, Doug Parkins, John Schick, David Miller, Glen Book, Mervin Fisher, Parke and Sheila Ranck, Craig Williams, Ivan Fisher, Brian Masterson.

Public comment was invited. Bruno introduced herself as the new LNP reporter for the Township. Rintz asked how many small operation dog breeders had applied for a permit under the new ordinance and how the Township monitors compliance. Deimler responded not as many had applied as hoped for and monitoring is done at the direction of the Supervisors.

On a motion by Dearolf/Weaver, the Board unanimously voted to adopt the minutes of March 4, 2019 as submitted.

On a motion by Dearolf/Weaver, the Board unanimously voted to approve bill listings for payment: Payroll and taxes in the amount of \$17,978.61; General Fund checks #22429-224771 in the amount of \$43,703.64; Liquid Fuels checks #1809-1812 in the amount of \$6,947.07; Sewer Fund checks #330-340 in the amount of \$4,883.53; Escrow Fund check #1098 in the amount of \$982.29.

On a motion by Dearolf/Weaver, the Board unanimously voted to approve the Treasurer's report as submitted.

At approximately 7:35 p.m., a hearing was opened for conditional use application CU 2019-01. See decision for findings of fact, findings of law and conditions. See notes for motions made and actions taken.

At approximately 9:40 p.m., the regular meeting resumed.

PNC Bank refinancing of the General Obligation note was discussed:

- PNC has been sending the Township incorrect invoices since March 2008 when the note was established
- PNC noticed the error in December 2018 when the interest rate terms changed in accordance with the note
- Cleary had reviewed the draft documents provided by PNC and discovered major changes in the terms including penalty for prepayment, interest increase if one payment was late, the entire note would become

- due if the Township became a distressed municipality, and the Township would reimburse PNC if tax laws changed against them
- Going to another bank would incur approximately \$5,000.00 in costs plus advertisement and ordinance preparation
- PNC is paying for preparation and advertisement of the necessary ordinance and the bond counsel's fees
- PNC removed the penalty for prepayment and interest increase for one late payment from the note and advertised an ordinance establishing the new note
- The Treasurer was asked if PNC would consider taking a lump sum payment of the difference of approximately \$90,000.00 and continue with the current note with the correct monthly payments. She responded they were not interested in that option

Cleary gave the Board several options on how to proceed:

- Approve the ordinance and terms as submitted tonight
- See if PNC would consider the Township paying the difference
- Refinance with another bank

On a motion by Willig/Weaver, the Board voted unanimously to adopt Ordinance #112 submitted by PNC as the safest and most expedient option.

Williams presented PC 2019-01, lot add-on plan for Parke Ranck on Paradise Lane:

- Zoning Hearing Board approval was granted
- LCPC and Solanco Engineering review letters were received
- Township Planning Commission (PC) recommended approval of the plan and waiver
- The applicant is requesting a waiver of Section 204.A.1 per plan scale

On a motion by Willig/Dearolf, the Board voted unanimously to approve the plan and waiver request on condition all comments of Solanco Engineering letter dated March 27, 2019 are satisfied.

Mervin Fisher presented PC 2019-02, his lot add-on plan for 426 Twin Elm Road:

- Fisher proposes to add  $\frac{3}{4}$  acres from the Jonas Ebersol farm to his existing property to accommodate a replacement on-lot disposal system (OLDS)
- His existing lot does not have the needed space
- No building or improvement beyond the OLDS is proposed
- PC recommended approval

On a motion by Weaver/Dearolf, the Board voted unanimously to approve the lot add-on.



Ivan Fisher appeared to request assistance from the Board concerning his property at 249 Herr Road:

- He was denied Zoning Hearing Board (ZHB) approval to erect a second, permanent dwelling for his parents on the 8.8 acre property rather than temporary ECHO housing
- The Board had not supported his application
- Fisher felt he had not properly advised the Township as to the historic nature of the existing house and the constraints on it
- The existing house is a historic structure included in the 2006 Comprehensive Plan list of historic properties
- Fisher wishes to preserve the house
- An addition of sufficient size to accommodate both his parents and his growing family is not feasible due to the proximity of the road and OLDS
- He is willing to build a double-house farther back on the property and preserve the historic structure if he gets Township permission
- Otherwise, he will have to demolish the historic structure

The Board recommended Fisher work with the Zoning Officer on a site plan and resubmit to the ZHB with the Board's support.

Masterson presented the 2188 White Oak Road, Jacob Zook sewage planning module for approval:

- The PC recommended approval and completed Component 4B
- A waiver of land development plan is requested due to the limited scope of the project

On a motion by Weaver/Dearolf, the Board voted unanimously to approve the waiver request and adopt Resolution 2019-05 approving the module.

The sewer connection request for 1321 Village Road was tabled for discussion until a future meeting due to the lateness of the hour and more immediate business.

On a motion by Willig/Weaver, the Board voted unanimously to approve entering into a right-of-way agreement with Steven Hess pertaining to improvements to Sides Mill Road.

On a motion by Weaver/Dearolf, the Board voted unanimously to approve the Aaron Fisher ETAL sewage capacity agreement for 53 Refton Road.

On a motion by Dearolf/Weaver, the Board voted unanimously to approve the 2019 PSPCA contract.

On a motion by Dearolf/Weaver, the Board voted unanimously to approve the Refton Community Fire Police assist the Clinic for Special Children 5K race on September 21, 2019.

On a motion by Weaver/Dearolf, the Board voted unanimously to approve the release of LOC 132331513 in the amount of \$18,107.02 and a reduction of a financial guarantee of \$1,982.29 for 2890 White Oak Road in the amount of \$982.29. The balance after such reduction will be \$1,000.00.

The ZHB applications for April 16<sup>th</sup> were reviewed: The Board was in support of the ZHB 2019-10, 501 Breneman Road application to allow a second dwelling and neutral on the ZHB 2019-11, 351 May Post Office Road application to allow a reduction of minimum lot size.

Vacating the south section of Miller Road was discussed. Eden Township is vacating their portion. No action was taken.

The Zoning Officer reports sixteen permits issued with receipts in the amount of \$3,194.85

The Sewage Enforcement Officer reports two inspections performed and one permit issued with receipts in the amount of \$150.00

There being no further business before the Board, the Supervisors adjourned at 12:00 a.m.

Judith G. Willig  
Township Secretary

April 1, 2019

THESE NOTES ARE ONLY A SUMMARY OF THE PROCEEDINGS HELD AT A SUPERVISORS MEETING AND IS NOT A TRANSCRIPT OF ANY STATEMENT OR TESTIMONY AT THE HEARING.

**CU 2019 - 01 APPLICATION OF EG Stoltzfus Land ,LLC** for conditional use approval to allow a cluster development pursuant to Section 204.4.2 of the Strasburg Township Zoning Ordinance for land located at 24 Prospect Road and a parcel identified as 580-20950 in the R-1 Residential Zone.

Guests: Josele Cleary – Township Solicitor, Claudia Shank – Applicant's Solicitor, Doug Parsons – EG Stoltzfus project manager, David Miller and John Schick – Rettew Associates

At approximately 7:35 p.m., Cleary opened the hearing.

The following actions were taken:

On a motion by Willig/Weaver, the Board voted unanimously to grant party status to Elam Stoltzfoos – 65 Prospect Road; Chris King – 48 Prospect Road; David Lantz – 950 Strasburg Pike.

The following exhibits were accepted into evidence:

Applicant's Exhibit #1 – an aerial map of the subject property  
Applicant's Exhibit #2 – the plan submitted with the conditional use application  
Applicant's Exhibit #3 – David Miller's resume  
Applicant's Exhibit #4 – John Schick's resume  
Applicant's Exhibit #5 – a preliminary traffic assessment memorandum  
Applicant's Exhibit #6 – proposed elevations for the single-family dwellings  
Applicant's Exhibit #7 – a photo of the springhouse taken in Fall of 2018  
Applicant's Exhibit #8 – proposed conditions if approved

On a motion by Weaver/Willig, the Board voted unanimously to accept David Miller as an expert witness.

On a motion by Willig/Dearolf, the Board voted unanimously to accept John Schick as an expert witness.

Statements from the parties were invited:

Elam Stoltzfoos stated traffic is a major concern on the narrow road, the development will damage the character of the neighborhood, the springhouse is

located very close to the existing roadway and will be of concern for sinkholes.  
He opposes the application

Chris King echoed Stoltzfoos' comments.

David Lantz is concerned the current water runoff problems will worsen and the intersection at Strasburg Pike will become dangerous.

At approximately 9:40 p.m., on a motion by Weaver/Dearolf, the Board voted unanimously to close the record.

On a motion by Weaver/Dearolf, the Board voted unanimously to take the application under advisement and render a decision at a public meeting within 45 days.

Judith Willig  
Township Secretary

May 6, 2019

The Strasburg Township Board of Supervisors held their regular meeting on Monday, May 6, 2019, at 7:30 p.m. at the Strasburg Township Municipal Building, 400 Bunker Hill Road. Present were Peggy Dearolf, Michael Weaver and Thomas Willig; Administrator Mark Deimler.

Prior to the meeting, an executive session was held to conduct quasi-judicial deliberations. Present were: Peggy Dearolf, Mike Weaver, Thomas Willig and Josele Cleary.

Guests: Claudia Shank, Doug Parkins, Keith Martin, Pat Morrison, Fred Witmer, Wes Hicks

The meeting was called to order at 7:30 p.m.

Public comment was invited. Hicks requested permission to close Church Street and make Main Street one-way for the Refton Community Fire Company mud sale. On a motion by Willig/Dearolf, the Board voted unanimously to grant the request.

A decision for the conditional use application of EG Stoltzfus to allow a cluster development on Prospect Road was considered. Weaver voiced his concerns about the floodplain, the spring and the preserved farm to the west of the proposed development. He stressed the need to preserve the tree line on the north and west sides. He also warned that scrutiny of the stormwater management will be stringent. On a motion by Dearolf/Weaver, the Board voted unanimously to grant the conditional use application with numerous conditions. See CU 2019-01 decision for details.

On a motion by Weaver/Dearolf, the Board unanimously voted to adopt the minutes of April 1, 2019 as submitted.

On a motion by Dearolf/Weaver, the Board unanimously voted to approve bill listings for payment: Payroll and taxes in the amount of \$19,713.55; General Fund checks #22472-22520 in the amount of \$49,006.93; Liquid Fuels checks #1813 in the amount of \$398.06; Sewer Fund checks #341-343 in the amount of \$2,390.26.

On a motion by Dearolf/Weaver, the Board unanimously voted to approve the Treasurer's report as submitted.

On a motion by Weaver/Dearolf, the Board voted unanimously to approve the Railroad Museum of PA's request to apply for a one-day special event liquor

license and Strasburg Fire Company Fire Police assistance for the April 4, 2020 "Rails and Ales" fundraiser.

On a motion by Weaver/Dearolf, the Board voted unanimously to approve the stormwater management plan for Stonebrook Farms, 464 Weaver Road, SWM 2019-05, on condition all comments of Solanco Engineering letter dated April 14, 2019 are satisfied.

The Supervisors discussed various upgrades and repairs to the Township Building and took the following actions:

- Selected a new Township Building sign design from J. Fred Witmer Signs
- Directed the staff to get quotes for brick refacing on the addition
- Selected Jack of Hearts Painting to paint the trim on the schoolhouse

On a motion by Dearolf/Weaver, the Board voted unanimously to adopt Resolution 2019-06 per the 300 Hilltop Road planning module.

1321 Village Road has requested to connect to the Borough sewer line which runs in front of their house. Their on-lot system is failing and a sandmound installation is the only solution at a cost of approximately \$20,000.00. Their lot is small and the sandmound would take up most of the available yard. On a motion by Willig/Dearolf, the Board voted to grant the request since the sewer line would not be extended and the hardship is not of their doing. Weaver opposed.

Daniel Glick, 40 Reservoir Road, sent the Township a letter received April 29<sup>th</sup> and an invoice dated February 23<sup>rd</sup> requesting reimbursement for stone he had delivered to the "no name" section of Reservoir Road. At the April 2, 2018 meeting, Glick offered to spread stone on the road if it was dropped off at the turnaround. He was to coordinate with the Roadmaster for materials. The invoice was in the amount of \$724.78 which is more than double the Township's price for stone delivered. The Secretary was directed to find out the tonnage delivered and reimburse Glick at Township's delivered rate.

On a motion by Dearolf/Weaver, the Board voted unanimously to approve the Strasburg Fire Company's request to use the intersection of Historic Drive and Route 741 for boot drive fundraisers in 2019.

On a motion by Weaver/Willig, the Board voted unanimously to approve the request to use Township roads for the "Farm to Fork Fondo" bike race on August 24, 2019.

On a motion by Dearolf/Weaver, the Board voted unanimously to approve the Refton Community Fire Police assist the Strasburg Fire Company on May 27, 2019 for the Borough's Memorial Day Parade.

On a motion by Weaver/Dearolf, the Board voted unanimously to ratify and affirm approval for the Refton Community Fire Police to assist at an event at the Railroad Museum of PA on April 27, 2019.

On a motion by Willig/Weaver, the Board voted unanimously to approve the Lancaster County Conservation District Memorandum of Understanding.

Deimler updated the Board on Creek View Lane sewerage. The Borough requires all lines to be pressure tested. The road crew has located and cleared all six manholes and flushed the lines to the extent possible. The lines will be scoped with a camera on Thursday to assess their condition. The Borough is making improvements to their pumping station and the Township may be able to piggyback on their project.

The Zoning Officer reports eight permits issued with receipts in the amount of \$869.50

The Sewage Enforcement Officer reports five inspections and perc tests performed, two permits issued and one malfunction checked with receipts in the amount of \$1400.00.

There being no further business before the Board, the Supervisors adjourned at 9:45 p.m.

Judith G. Willig  
Township Secretary

**Strasburg Township Board of Supervisors**  
**May 6, 2019**  
**Agenda**

7:30 p.m. Call to Order

1. Public comment for items not on the agenda
2. Render a decision for CU 2019-01 the Prospect Road/Mersky cluster development
3. Consider a motion to approve minutes of April 1, 2019
4. Consider a motion to approve bill listings and payments:
  - Payroll, 401(a), taxes and fees in the amount of \$19,713.55
  - General Fund checks #22472-22520 in the amount of \$49,006.93
  - Liquid Fuels Fund checks #1813 in the amount of \$398.06
  - Sewer Fund checks #341-343 in the amount of \$2390.26
5. Consider a motion to approve the Treasurer's report
6. Andrew Eichelberger, 2454 White Oak Road per speeding
7. Consider a motion to approve the Railroad Museum of PA's April 4, 2020 "Rails and Ales" fundraiser
8. Consider a motion to approve SWM 2019-05 for Stonebrook Farms, 464 Weaver Road
9. Consider a motion to adopt Resolution 2019-06 per 300 Hilltop Road sewage planning module
10. Discuss sewer connection request of 1321 Village Road
11. Discuss repairs and upgrades to the Township Municipal Building
12. Consider a motion to approve reimbursement of materials to Daniel Glick for Reservoir Road "no name" section
13. Consider a motion to approve the Strasburg Fire Company's request to use the intersection of Historic Drive and Route 741 for boot drive fundraisers in 2019
14. Consider a motion to approve the request to use Township roads for the "Fork to Fondo" bike race on August 24, 2019
15. Consider a motion to approve the Refton Community Fire Police assist the Strasburg Fire Company on May 27, 2019 for the Borough's Memorial Day Parade
16. Consider a motion to ratify and affirm approval for the Refton Community Fire Police to assist at an event at the Railroad Museum of PA on April 27, 2019
17. Consider a motion to approve the Lancaster County Conservation District Memorandum of Understanding

Departmental reports

Zoning Hearing Board:

1. ZHB 2019-11: 351 May Post Office Road variance to reduce the minimum lot size to allow a dwelling (Continued from last month)

Administrator's Report: Time allowing

1. Creek View lane update

Zoning Officer's Report: Eight permits issued with receipts in the amount of \$869.50

Sewage Enforcement Officer's Report: five inspections and perc tests performed, two permits issued and one malfunction checked with receipts in the amount of \$1400.00

Adjourn



June 3, 2019

The Strasburg Township Board of Supervisors held their regular meeting on Monday, June 3, at 7:30 p.m. at the Strasburg Township Municipal Building, 400 Bunker Hill Road. Present were Peggy Dearolf, Michael Weaver and Thomas Willig; Administrator Mark Deimler.

Guests: Jason Shaner, Aaron and Annie Glick, Steven Stoltzfus, Ron Rinier, Abbie and Justin Welk, Todd Weiss, Jason Fantom

The meeting was called to order at 7:30 p.m.

Public comment was invited. There was none.

On a motion by Dearolf/Weaver, the Board unanimously voted to adopt the minutes of May 6, 2019 as submitted.

On a motion by Dearolf/Weaver, the Board unanimously voted to approve bill listings for payment: Payroll and taxes in the amount of \$14,525.26; General Fund checks #22521-22580 in the amount of \$197,049.01; Escrow checks #1099-1111 in the amount of \$10,564.80; Sewer Fund checks #344-349 in the amount of \$2,768.98.

On a motion by Weaver/Dearolf, the Board unanimously voted to approve the Treasurer's report as submitted.

At approximately 7:35 p.m., conditional use hearings for CU 2019-02 Aaron and Annie Glick for 5804351000000 and CU 2019-03 Steven Stoltzfus 738 Deiter Road were opened. See decision and notes for details.

At approximately 8:30 p.m., the regular meeting resumed.

Jason Fantom appeared to request Township permission to connect to the Strasburg Borough Authority water and Strasburg Railroad sewer. The previous owner had paid the Railroad to install the lateral, but the final connection was not performed. The system is old and there are several large trees near the drainfield. The property is connected to the Borough water, but Fantom wishes to move the connection. The property is in the Urban Growth Area. No permit or formal approval is required from the Township, but the Borough and Railroad may want proof the Township was approached and agrees to the connections. On a motion by Dearolf/Willig, the Board voted unanimously to approve the request.

On a motion by Willig/Weaver, the Board voted unanimously to approve releasing the remaining escrow for Rhoads at 170 Sides Mill Road.

On a motion by Willig/Weaver, the Board voted unanimously to approve the non-building waiver for the Parke Ranck/Paradise Lane project.

Deimler briefed the Board about progress on the Broad Street dedication acceptance:

- A survey was completed to ascertain rights-of-way
- The area comes in just above the threshold for PADOT liquid fuel monies
- A right-of-way agreement must be drafted and accepted by Glen Lengacher
- A “No Parking” ordinance for the north section of Broad from the fire station to Main Street will enable enforcement to keep the section clear for ingress and egress of fire equipment
- The Township Solicitor will draft the right-of-way agreement and ordinance
- Deimler will approach Lengacher

Pertaining to the Zoning Hearing Board application ZHB 2019-12 for 249 Herr Road, the Board supports the application and wishes a condition there will be no demolition by neglect imposed. Supervisor Weaver will attend the hearing to voice the Board’s support.

Deimler briefed the Board on Creek View Lane sewerage:

- A visual inspection was conducted by camera
- The manholes are deteriorated; pipes are deformed, cracked and have holes
- Everything needs to be replaced
- There was no direct connection installed from the end of the line to the Strasburg Borough Authority’s pumping station
- The Authority is making some upgrades to the station and the Township can “piggyback”
- ELA sent an estimate of \$16,300 for engineering costs associated with the connection
- It will cost approximately \$45,000 to physically connect to the pumping station
- It will cost approximately \$300,000 for the remainder of the system replacement

Willig reported on cyber attacks at local businesses and other municipalities. After some discussion, the Secretary was directed to look into cyber insurance and cloud backup services. Weiss highly recommended the Tesorit cloud service.

Willig reported on a meeting he had with Ernie Ferretti owner of a property at the corner of Strasburg Pike and Prospect Road. The intersection has come up several times in the course of the proposed development on Prospect Road. Mr. Ferretti is open to allowing grading of a portion of his front yard as long as the stone wall is rebuilt. It was discovered the neighboring property to the north needs some grading, as well, to improve sight distance. Deimler and Willig will meet with Ferretti and the neighbor to see about moving forward.

Rinier reported chickens loose in the Refton area and wondered what can be done about them. They are coming onto his property, destroying flower beds and a rooster attacked him. Deimler stated the non-commercial keeping of livestock is not permitted in Village Residential. His office will send a letter to the residents in the next sewer billing.

Weiss commented the Township should be encouraged to adopt a property maintenance ordinance.

The Supervisors are planning a workshop/tutorial by the Township Solicitor to educate them on planning and zoning matters. It will be held at the Township Building on July 15<sup>th</sup> at 1:00 p.m. The Secretary was directed to invite the Planning Commission members.

The Zoning Officer reports sixteen permits issued with receipts in the amount of \$6,234.30

The Sewage Enforcement Officer reports two inspections and one perc test performed, two permits issued, one violation checked and one fine imposed with receipts in the amount of \$500.00.

There being no further business before the Board, the Supervisors adjourned at 9:15 p.m.

Judith G. Willig  
Township Secretary

June 3, 2019

THESE NOTES ARE ONLY A SUMMARY OF THE PROCEEDINGS HELD AT A SUPERVISORS MEETING AND IS NOT A TRANSCRIPT OF ANY STATEMENT OR TESTIMONY AT THE HEARING.

**CU 2019-02 - Aaron and Annie Glick, 440 South Vintage Road, Paradise, PA 17562** for conditional use approval to allow a single-family nonfarm dwelling pursuant to Section 201.4.12 and Section 453 of the Strasburg Township Zoning Ordinance for land identified as Lancaster County Tax Account No. 580-43510-0-0000 in the Agricultural zone.

On a motion by Willig/Dearolf, the Board voted unanimously to grant party status to Abbie and Justin Welk, 360 Bunker Hill Road, Strasburg, PA 17579

Under questioning by the Board, the parties and Deimler, Jason Shaner of Impact Engineering and Aaron Glick presented the following:

- The subject property is approximately 8.8 acres
- The applicant has an agreement of sale for the subject property
- A single-family dwelling with attached garage and horse barn are proposed
- The applicant proposes to grow produce and possibly raise goats
- Produce sales will be wholesale or taken to auction. No retail sales proposed.
- The STZO requires 50 acres for a farm
- This lot is a pre-existing, nonconforming parcel
- The applicant feels the proposed use follows the intent and spirit of the STZO more than previous applications for the same property
- The dwelling and barn are proposed to be erected in the northwest corner of the parcel
- The 2-story barn will be approximately 2800 square feet
- The driveway will be a minimum of 400 feet from the rise in the road to meet line-of-sight requirements
- Stormwater management plan, erosion and sedimentation plan, manure management plan and various permits will be developed and acquired in the coming months
- 3 sites have been tested for stormwater infiltration beds and all came back promising
- Conditional use approval was needed before investing in more engineering
- The Planning Commission recommended approval on May 13, 2019

Comments were invited: The Welk's voiced concerns about stormwater runoff. Weaver stressed the need for good farming practices to keep the soil on the property and not on the roadway.

On a motion by Willig/Weaver, the Board voted unanimously to close the hearing and render a decision granting the conditional use application. See decision for findings of fact and conditions.

**CU 2019-03 - Steven Stoltzfus, 738 Deiter Road, Strasburg, PA 17579** for conditional use approval to allow a farm related business pursuant to Section 201.4.3 and Section 421 of the Strasburg Township Zoning Ordinance for land identified as 738 Deiter Road in the Agricultural zone.

Under questioning by the Board and Deimler, Stoltzfus provided the following:

- A blacksmith shop is proposed
- The shop will be located in approximately 450 square feet of an existing barn
- The subject property is approximately 2 acres
- There are no close neighbors
- There is a shared drive. A copy of the deed with a cross-access agreement was provided at the Planning Commission meeting
- The sale of the hinges and hardware produced will be sold wholesale with limited retail sales on site
- There will be no employees. Only family members.
- The largest truck making deliveries or pickups will be the size of a UPS truck. No semi-trailers.
- A 4-foot square sign is permitted by right if conditional use approval is granted

On a motion by Willig/Weaver, the Board voted unanimously to close the hearing and render a decision granting the conditional use application. See decision for findings of fact and conditions.

Judith Willig  
Township Secretary

July 1, 2019

The Strasburg Township Board of Supervisors held their regular meeting on Monday, July 1, 2019, at 7:30 p.m. at the Strasburg Township Municipal Building, 400 Bunker Hill Road. Present were Peggy Dearolf, Michael Weaver and Thomas Willig; Administrator Mark Deimler.

Guests: Bill Potter, June Mengel, Porter Stevens, Todd Weiss, Jody Bonazzi, Ron and Alfreda Rinier.

The meeting was called to order at 7:30 p.m.

Public comment was invited. The Rinier's thanked the Board for sending out a letter about owning chickens in the Village Residential Zone and hope it helps take care of the roaming flock. They also commented speeding on Refton Road is still of concern and asked the Borough Police step up patrols. The Secretary was directed to contact Chief Echternach and inquire about obtaining a speed check monitor/sign.

On a motion by Dearolf/Weaver, the Board unanimously voted to adopt the minutes of June 3, 2019 as submitted.

On a motion by Dearolf/Weaver, the Board unanimously voted to approve bill listings for payment: Payroll and taxes in the amount of \$16,745.97; General Fund checks #22581-22633 in the amount of \$203,866.48 ; Liquid Fuels checks #1814 in the amount of \$155,000.00; Escrow Fund checks #1112-1113 in the amount of \$317.50; Sewer Fund checks #350-355 in the amount of \$4,951.84.

On a motion by Dearolf/Weaver, the Board unanimously voted to approve the Treasurer's report as submitted.

Potter, Mengel and Stevens appeared to brief the Board on the Planning Commission's progress on drafting a short-term rental (STR) ordinance and get feedback on the direction they are taking. Different proposed requirements, registration processes and inspection structures were discussed. Three scenarios to consider are: renting an entire house, renting a room, renting a portion like an in-law quarters or in an accessory structure. The Board will deliberate the proposed ordinance, clarify some points with the Township Solicitor and Zoning Officer and provide the Planning Commission with direction in the near future.

On a motion by Dearolf/Weaver, the Board voted unanimously to adopt Resolution #2019-07 per the sewage planning module for 701 Deiter Road.

On a motion by Dearolf/Weaver, the Board voted unanimously to adopt Resolution #2019-08 per PNC General Obligation Note text amendment.

On a motion by Dearolf/Weaver, the Board voted unanimously to approve switching the Refton Community Fire Company Worker's Comp policy from State Worker's Insurance Fund to AmTrust.

The Board had no position on any of the Zoning Hearing Board applications.

The Zoning Officer reports sixteen permits issued with receipts in the amount of \$3,684.26

The Sewage Enforcement Officer reports three inspections and one perc test performed, one permit issued, one malfunction checked with receipts in the amount of \$350.00

There being no further business before the Board, the Supervisors adjourned at 9:40 p.m.

Judith G. Willig  
Township Secretary

July 15, 2019

The Strasburg Township Board of Supervisors held their regular meeting on Monday, July 17, 2017, at 1:00 p.m. at the Strasburg Township Municipal Building, 400 Bunker Hill Road. Present were Peggy Dearolf, Michael Weaver and Thomas Willig; Administrator Mark Deimler; Solicitor Josele Cleary

Guests: Bill Potter, John Fisher, June Mengel, Gloria Folker, Bob Sangrey

The meeting was called to order at 1:00 p.m.

Public comment was invited. There was none.

On a motion by Willig/Weaver, the Board voted unanimously to adopt Resolution 2019-09 pertaining to prohibiting video gaming terminals

Cleary presented a tutorial/workshop on planning and zoning procedures and processes.

There being no further business before the Board, the Supervisors adjourned at 2:30 p.m.

Judith G. Willig  
Township Secretary



**Strasburg Township Board of Supervisors**  
**July 15, 2019**  
**Agenda**

1:00 Open meeting

1. Public comment
2. Consider a motion to adopt Resolution 2019-09 per video gaming terminals
3. Hold an informational workshop on zoning and planning
4. Time allowing: Consider a motion to approve the use of the Township Park for a film crew sometime from August 18<sup>th</sup> to 31st

Adjourn

August 5, 2019

The Strasburg Township Board of Supervisors held their regular meeting on Monday, August 5, at 7:30 p.m. at the Strasburg Township Municipal Building, 400 Bunker Hill Road. Present were Peggy Dearolf, Michael Weaver and Thomas Willig; Administrator Mark Deimler.

Guests: Todd Weiss, Levi Fisher, David Fisher, Ron Rinier

The meeting was called to order at 7:30 p.m.

Public comment was invited. There was none.

On a motion by Weaver/Dearolf, the Board unanimously voted to adopt the minutes of July 1 and July 15, 2019 as submitted.

On a motion by Dearolf/Weaver, the Board unanimously voted to approve bill listings for payment: Payroll and taxes in the amount of \$13,815.27; General Fund checks #22634-22694 in the amount of \$101,930.83; Escrow Fund checks #1114 in the amount of \$42,184.88; Sewer Fund checks #356-361 in the amount of \$2,290.52.

On a motion by Dearolf/Weaver, the Board unanimously voted to approve the Treasurer's report as submitted.

David Fisher. 412 N. Jackson Street appeared to ask the Board's permission to install ECHO housing in a permanent structure on his property. He also asked if the housing could be used by an elderly neighbor until such time he and his wife need it. Deimler stated ECHO housing is only for elderly or disabled blood relations. Fisher would need to get a variance from the Zoning Hearing Board for the neighbor. On a motion by Willig/Weaver, the Board voted unanimously to grant approval for Fisher's sole use of the ECHO housing on condition an agreement drafted by the Township Solicitor is executed and the Sewage Enforcement Officer signs off on the sewage. Use by any other person or persons will require Zoning Hearing Board approval.

On a motion by Weaver/Dearolf, the Board voted unanimously to release the financial guarantee for 311 North Star Road, Levi E. Fisher, in the amount of \$42,184.88. Deimler commended Fisher on his cooperation and compliance with all Township requirements.

On a motion by Dearolf/Weaver, the Board voted unanimously to approve a letter of support for Elmer L. Lapp, 371 Bachman Road, PENNVEST grant application for a manure storage facility improvement.

The Board had no opposition to any of the Zoning Hearing Board applications. Deimler briefed the Board on Creek View Lane sewerage progress: With an estimated cost of \$300,000.00, a PENNVEST grant or low interest loan will be pursued; the Borough Authority will require meters to be installed on each property's well to meter usage; a public meeting will be tentatively scheduled for the November 4, 2019 Supervisor's meeting.

The Board wishes all short-term rentals properties to be owner-occupied and asked Deimler to communicate that to the Township Planning Commission.

The Board is open to discussing the PA Auction Center rezoning proposal.

The Secretary reported a request from a resident on Krantz Mill Road for speed details. Rinier asked if the Borough Police had been monitoring Refton Road as requested, stating he had not seen evidence of that monitoring. The Secretary responded Chief Echternach had reported details were stationed there. Willig stated he will contact Chief Echternach to discuss the Borough's ability to properly provide the service in the Township.

The Zoning Officer reports twenty-five permits issued with receipts in the amount of \$3,488.58

The Sewage Enforcement Officer reports three inspections and three perc tests performed, three permits issued with receipts in the amount of \$1,650.00

There being no further business before the Board, the Supervisors adjourned at 9:00 p.m.

Judith G. Willig  
Township Secretary

September 3, 2019

The Strasburg Township Board of Supervisors held their regular meeting on Tuesday, September 3, 2019, at 7:30 p.m. at the Strasburg Township Municipal Building, 400 Bunker Hill Road. Present were Peggy Dearolf, Michael Weaver and Thomas Willig.

Guests: Daniel Beiler, Brian Masterson

The meeting was called to order at 7:30 p.m.

Public comment was invited. There was none.

On a motion by Weaver/Dearolf, the Board unanimously voted to adopt the minutes of August 5, 2019 as submitted.

On a motion by Dearolf/Weaver, the Board unanimously voted to approve bill listings for payment: Payroll and taxes in the amount of \$12,779.45; General Fund checks #22695-22733 in the amount of \$68,713.91; Sewer Fund checks #363-366 in the amount of \$4,689.81.

On a motion by Dearolf/Weaver, the Board unanimously voted to approve the August Treasurer's report as submitted and the revised July Treasurer's report.

PC 2019-03, lot add-on plan for Isaac Lapp – 208/222 Herr Road, was reviewed. Masterson presented the plan for final approval noting that new deeds must be generated to satisfy all of Deimler's comments from the Solanco Engineering letter dated August 28, 2019. Weaver commented he is sad to see a farm reduced in size. On a motion by Dearolf/Willig, the Board voted unanimously to approve the final plan as submitted.

Beiler appeared ask the Board's opinion on rezoning 1416 Beaver Valley Pike and the adjoining one-acre lot to Highway Commercial for a construction business.

- Beiler proposes to combine the 2 lots and build a shop for his business – Beaver Valley Home Improvements
- An existing mobile home and garage would be removed
- A 60'x120' building would be erected
- There would be no retail sales
- 3-4 trucks would be in and out all day
- There are currently 10 employees
- The 2 existing driveways would be connected into an "L"
- Outside storage would be behind the existing house and out of sight of the road

The Board expressed concerns about traffic at an already busy intersection and line-of-sight issues. With rezoning, there is danger of a future high-volume business moving into the space. The Board would recommend applying for a variance to allow the business rather than rezoning. Willig will discuss the matter with the Zoning Officer and be in touch.

Pursuing a contract with Quarryville Borough Police was tabled.

On a motion by Weaver/Dearolf, the Board voted unanimously to approve including two NBIS bridges to the existing PADOT/County inspection contract.

On a motion by Dearolf/Weaver, the Board voted unanimously to rent the center section of the stable area to Mark Harnish to store hay for \$1,000.00 per year.

On a motion by Weaver/Willig, the Board voted unanimously to compel the owners of Coppersmith Lane to restore the roadway to Township specifications per the original agreement.

On a motion by Dearolf/Weaver, the Board voted unanimously to approve putting repairs to the exterior of the Township Building out to bid.

On a motion by Dearolf/Weaver, the Board voted unanimously to adopt Resolution 2019-10 per the County Hazard Mitigation Plan.

On a motion by Dearolf/Weaver, the Board voted unanimously to adopt Resolution 2019-11 amending the General Fund budget.

On a motion by Dearolf/Weaver, the Board voted unanimously to approve the Minimum Municipal Obligation (MMO) for the 2019 Defined Benefit Pension Plan in the amount of \$13,681.00.

On a motion by Dearolf/Weaver, the Board voted unanimously to approve the MMO for the 2019 Defined Contribution Pension Plan in the amount of \$2,626.55.

The Secretary briefed the Board on the grinder pump failure due to misuse at 41 Refton Road. The difference in price of a new pump and the repair was approximately \$700.00, so a new pump was ordered. She was directed to send a letter to the owner requesting reimbursement for the grinder pump repair, but not the additional \$700.00, as outlined in Section 8 of the easement agreement executed between the owner and the Township.

The Board agreed it was prudent to wait until bids for the Creekview sewerage were obtained before setting a date for a public meeting. The Borough of Strasburg is advertising for bids this fall.

The draft 2020 budget was reviewed. It will be reviewed more in depth at the October 1, 2019 meeting.

The Board had no opposition to either Zoning Hearing Board application.

The Zoning Officer reports twelve permits issued with receipts in the amount of \$6,224.30.

The Sewage Enforcement Officer reports four inspections and three perc tests performed, five permits issued with receipts in the amount of \$1,350.00

There being no further business before the Board, the Supervisors adjourned at 10:30 p.m.

Judith G. Willig  
Township Secretary

October 7, 2019

The Strasburg Township Board of Supervisors held their regular meeting on Monday, October 7, 2019, at 7:30 p.m. at the Strasburg Township Municipal Building, 400 Bunker Hill Road. Present were Peggy Dearolf, Michael Weaver and Thomas Willig; Administrator Mark Deimler; Treasurer Connie Kauffman; Solicitor Josele Cleary; Court Reporter Rhonda Adams.

Guests: Greg Hill, Sandy Kime, Fred Witmer, Wayne Manley, Ron Rinier, Doyle Heisey, Todd Weiss, Chris Corrigan

The meeting was called to order at 7:30 p.m.

Public comment was invited. Manley appeared to ask for the Board's permission to use Township roads for another "Kat's 5K" race on May 9, 2020. On a motion by Weaver/Dearolf, the Board voted unanimously to approve the request. Victoria Sage appeared to ask the Board's assistance in erecting directional signs for the Refton Post Office at the intersections of Refton Road and Route 22 and Main Street and Route 222. Acquiring the funds to apply to the Zoning Hearing Board has been difficult. Several options were discussed and will be considered.

On a motion by Dearolf/Weaver, the Board unanimously voted to adopt the minutes of September 3, 2019 as submitted.

On a motion by Dearolf/Weaver, the Board unanimously voted to approve bill listings for payment: Payroll and taxes in the amount of \$20,309.33 (includes reimbursement of \$284.13); General Fund checks #22734-22782 in the amount of \$197,463.14; Sewer Fund checks #367-374 in the amount of \$3,300.21.

On a motion by Dearolf/Weaver, the Board unanimously voted to approve the Treasurer's report as submitted.

At approximately 7:45 pm, a Conditional Use hearing was held for CU 2019-04, application of Hartman Bridge LLC for a property located at 307 Hartman Bridge Road. See notes and decision for actions, findings of fact, conclusions of law and conditions.

At approximately 9:10 pm, the regular meeting resumed.

On a motion by Willig/Dearolf, the Board voted unanimously to accept dedication of a water line installed in the Route 896/Hartman Bridge Road right-of-way from the Borough of Strasburg boundary to Hartman Bridge LLC, 307 Hartman Bridge Road.

On a motion by Willig/Weaver, the Board voted unanimously to complete PADOT Form M950AA authorizing Sight & Sound to apply for access to the water line installed in the Route 896/Hartman Bridge Road right-of-way.

The proposed 2020 budget was reviewed and discussed. The Treasurer will update a draft version for review and adoption at the November 4, 2019 regular meeting.

On a motion by Willig/Weaver, the Board voted unanimously to approve release of Letter of Credit No. 500001365 in the amount of \$9,402.80 for the satisfactory completion of work for David J. and Barbara D. Fisher at 837 May Post Office Road.

On a motion by Willig/Weaver, the Board voted unanimously to approve the release of Letter of Credit No. 712118 in the amount of \$37,821.00 for the satisfactory completion of work for Charles D. and Brittany N. Allen at 463 Weaver Road.

On a motion by Weaver/Dearolf, the Board voted unanimously to approve nominee Michael Keller for a position on the PSATS Board of Trustees health insurance cooperative trust, pension trust and unemployment compensation trust.

On a motion by Weaver/Dearolf, the Board voted unanimously to select UPMC as the health insurance provider for 2020 and renew with Highmark vision and dental policy which includes orthodontics.

The Board was neutral on the Zoning Hearing Board application for 2102 Edisonville Road.

Deimler updated the Board on correspondence sent and responses received for 41 Refton Road and Coppersmith Lane.

The Zoning Officer reports fifteen permits issued with receipts in the amount of \$4,204.15.

The Sewage Enforcement Officer reports two inspections and one perc test performed, four permits issued with receipts in the amount of \$800.00.

There being no further business before the Board, the Supervisors adjourned at 11:00 p.m.

Judith G. Willig  
Township Secretary



BEFORE THE BOARD OF SUPERVISORS

TOWNSHIP OF STRASBURG

IN RE: :  
: :  
APPLICATION OF HARTMAN BRIDGE, : No. CU-2019-04  
: :  
LLC :

**DECISION**

**I. FINDINGS OF FACT.**

1. Applicant is Hartman Bridge, LLC, 227 Granite Run Drive, Lancaster, Pennsylvania 17603 (“Applicant”).

2. The property which is the subject of the application consists of two lots located at the northeast corner of the intersection of Hartman Bridge Road (SR 0896) and Herr Road (T-479) being Lancaster County Tax Account No. 580-85661-0-0000 (307 Hartman Bridge Road) and Lancaster County Tax Account No. 580-56986-0-0000 (266 Herr Road), Strasburg Township, Lancaster County, Pennsylvania (collectively the “Property”).

3. Applicant is the record owner of the Property.

4. The Property is located in the Gateway North Zone (GN) as shown on the Official Zoning Map of Strasburg Township.

5. Notice of the hearing on the within application was duly advertised in accordance with the provisions of the Pennsylvania Municipalities Planning Code (“MPC”) and the Strasburg Township Zoning Ordinance of 1995 (the “Zoning Ordinance”).

6. A public hearing was held before the Board of Supervisors of Strasburg Township (“Board”) on this application on October 7, 2019.

7. Testimony at the hearing was stenographically recorded.

8. Applicant was represented at the hearing by Greg Hill, Vice President of Commercial Real Estate, Keystone Custom Homes, and Sidney R. Kime, Jr., RLA, of ELA Group, Inc.

9. The Township Manager was recognized as a party to the hearing.

10. The Property was the subject of a prior conditional use application, and the Board took administrative notice of the record and its decision at Case No CU-2014-6.

11. 307 Hartman Bridge Road is a lot containing approximately 904 feet of frontage on

Hartman Bridge Road (SR 0896) and 10.893 acres which is developed with a single family dwelling and barn. Exhibit A-4.

12. 266 Herr Road is located at the intersection of Hartman Bridge Road (SR 0896) and Herr Road, contains 34,791 square feet, and is developed with a dwelling and automobile repair establishment. Exhibit A-4.

13. Applicant proposes to reconfigure the Property into one lot, which will contain 11.692 acres. Exhibit A-4.

14. Applicant proposes to develop the Property with a mixed use development as shown on the plans presented as Exhibits A-4 and A-5 (the "Development").

15. Applicant proposes that the Development will contain five buildings, identified as Buildings B, D, E, F, and G, two of which will have solely dwelling units. Exhibits A-4, A-5.

16. Applicant proposes to erect two mixed use buildings, Buildings E and F, with frontage on Hartman Bridge Road (SR 0896). Exhibits A-4, A-5.

17. Building G, located at the intersection of Hartman Bridge Road (SR 0896) and Herr Road, will be a one-story commercial building. Exhibits A-4, A-9.

18. Applicant proposes that there will be 43,600 square feet of gross leaseable commercial space. Exhibit A-9.

19. Building E and Building F will each contain 17,800 square feet of gross leaseable commercial space on the first floor and apartment dwellings on the second and third floors. Exhibit A-9.

20. Building G will contain 8,000 square feet of gross leaseable floor area and will probably be developed with a restaurant. Exhibit A-9.

21. Applicant proposes that there will be 113 dwelling units within the Development, a density of 10.0 dwelling units per acre. Exhibit A-4.

22. There will be 56 one-bedroom dwelling units and 57 two-bedroom dwelling units.

23. 388 off-street parking spaces are required for all of the separate uses within the Development. Exhibit A-4.

24. Applicant proposes to provide 426 off-street parking spaces on the Property. Exhibit A-4.

25. All off-street parking spaces will be screened from Hartman Bridge Road (SR 0896) by buildings. Exhibit A-5.

26. Applicant proposes to install a sidewalk system within the Property and along Herr Road as shown on Exhibits A-4 and A-5.

27. Applicant will install speed tables and some type of textured or colored surface to alert motorists traveling within the parking compound of the pedestrian sidewalk.

28. Applicant will install a sidewalk and plaza area adjacent to the east facades of Buildings E, F, and G. Exhibits A-4, A-5.

29. Applicant will install two bicycle racks to be located at each end of the sidewalk/plaza area on the east side of Buildings E and F as shown on Sheet 4 of Exhibit A-4.

30. Applicant will install an area to park horses and buggies. Exhibit A-4.

31. Any proposed outdoor sales display would be limited to the sidewalk/plaza avenue between Buildings E and F and the adjacent parking to the east.

32. Applicant will install dumpsters as shown on Exhibit A-4, and all dumpsters will be enclosed as required and will be provided with evergreen screening on three sides. Exhibit A-4.

33. Due to the slopes along Hartman Bridge Road (SR 0896), Applicant proposes that the sidewalk to allow persons to walk north and south along Hartman Bridge Road (SR 0896) will be located to the east of Buildings E, F, and G between the buildings and the parking area rather than along the street frontage.

34. Applicant will install a right in, right out access drive onto Hartman Bridge Road (SR 0896) at the southern end of the Property, and Applicant has obtained a highway occupancy permit from the Pennsylvania Department of Transportation ("PennDOT") for such entrance. Exhibit A-4.

35. Applicant will provide a full access to and from the Property from Herr Road. Exhibit A-4.

36. The intersection of Hartman Bridge Road (SR 0896), Herr Road to the east, and the entrance to Sight and Sound theater to the west is a four-way, signalized intersection.

37. Applicant entered into a Traffic Signal Operation and Maintenance Agreement with the Township recorded at Document No. 6299903 agreeing to pay all costs associated with the modifications to the traffic signal and pay 50 percent of the costs to operate and maintain the traffic signal.

38. Applicant will widen Herr Road as shown on Exhibit A-4.

39. The slope of the Property is such that there is a 40 feet difference over the entire

property, and a difference of approximately 23 feet from the right-of-way of Hartman Bridge Road (SR 0896) and the faces of Buildings E, F, and G. Exhibit A-4.

40. Buildings E and F are mirror images.

41. The entrances to Buildings E and F will be from the parking lot and not from the Hartman Bridge Road (SR 0896) frontage.

42. Applicant will construct Buildings E and F to resemble the historic development in the area as shown on the elevations marked as Exhibits A-6, A-7 and A-8.

43. Applicant will install awnings and signs so that persons traveling on Hartman Bridge Road (SR 0896) will know that the first floors of Buildings E and F are used commercially.

44. Buildings B and D are mirror images which will be designed in accordance with the elevations shown as Exhibit A-7.

45. The dwelling units on the second and third floors of Buildings E and F will be served by an elevator.

46. Buildings B and D will be three story walk-ups with no elevator.

47. The Development will be provided with public water service from the Township.

48. The Development will be provided with sewer service through the wastewater treatment plant on the Hershey Farms property.

49. Applicant will commit to phasing the construction of the Development so that the first building to be constructed will be Building E or Building F with a permit to be obtained by June 1, 2020, and construction completed by December 31, 2021; the second building to be constructed will be one of the residential buildings (Building B or D) with a permit to be obtained by June 1, 2021, and construction completed by December 31, 2022; the third building to be constructed will be the remainder of Building E or F with a permit to be obtained by June 1, 2022, and completion of construction by December 31, 2023; and the final building to be constructed will be the remaining residential building with a permit to be obtained by June 1, 2023, and construction completed by December 31, 2024.

50. Building G will be constructed when a tenant is identified.

51. Applicant will construct both entrances to the Property as part of the first phase of construction.

52. The commercial spaces within Buildings E and F will have a variety of sizes.

53. Applicant proposes to provide one shared off-street loading space for Buildings F

and G.

54. Applicant will screen the shared loading space to serve Buildings F and G as shown on Sheet 7 of Exhibit A-4.

55. Applicant does not propose to provide any additional off-street loading spaces and has obtained a variance from the Zoning Hearing Board to enable the loading spaces as shown on Exhibit A-4.

56. Buildings E, F, and G will be located 60 feet from the centerline of Hartman Bridge Road (SR 0896).

57. Sight and Sound employees can be expected to patronize businesses in Buildings E, F, and G and will probably walk to those businesses.

58. Applicant has not yet developed signage or lighting plans.

59. Applicant amended its application to request an extension of the time periods within which to obtain permits or complete construction established in Section 704.6 of the Zoning Ordinance.

60. Applicant presented a letter outlining the delineation of steep slopes and the effect of construction as Exhibit A-3.

61. Applicant presented proposed conditions acceptable to Applicant as Exhibit A-11.

## **II. CONCLUSIONS OF LAW**

1. Within the Gateway North Zone (GN) a mixed use development is permitted by conditional use. Zoning Ordinance §210.3.2.D.

2. The residential density in a mixed use development is a maximum of 10 dwelling units per acre with a maximum of 120 dwelling units. Zoning Ordinance §210.3.2.D.3.

3. Commercial uses in a mixed use development shall be in multi-story, mixed use buildings which shall contain a minimum of 20,000 square feet of commercial uses with 100 percent of the first floor area on any portion of a mixed use building parallel to and adjacent to Hartman Bridge Road (SR 0896) being restricted to commercial uses. Zoning Ordinance §210.3.2.D.6.

4. The first floor facade of all mixed use structures facing Hartman Bridge Road (SR 0896) and the streetscape facing Route 896 shall reflect nonresidential uses and nonresidential character. Zoning Ordinance §§210.3.2.D.9, 210.3.2.D.10.

5. All applications for development of land with slopes having 15 percent or greater shall

include a statement by a Commonwealth-registered professional experienced in determining steep slopes meeting certain requirements. Zoning Ordinance §323.2.

6. An application for land with steep slopes shall include a detailed description of the methods being used to prevent the construction of structures and other site improvements on areas with slopes exceeding 25 percent and the methods to minimize grading throughout the site. Zoning Ordinance §323.2.2.C, D.

7. “In order to demonstrate that the applicant is entitled to the conditional use, the applicant initially bears the burden of establishing that the application complies with the objective standards and criteria of the particular ordinance.” *Appeal of Richboro CD Partners, LP*, 89 A.3d 742, 745 (Pa. Cmwlth. 2014).

8. “[T]he standard applied to conditional use applications is whether the plan submitted complies with all zoning requirements; an applicant is not required to present particular details of the design of the proposed development at the conditional use stage, however, an intention or promise to comply with all zoning requirements is insufficient to show entitlement to a conditional use.” *Id.* at 749.

9. A board considering an application for a conditional use or special exception may “reduce that impact to an acceptable level, if it can, by imposing conditions, rather than denying the exception.” *Edgmont Township v. Springton Lake Montessori School, Inc.*, 154 Pa. Commonwealth Ct., 76, 622 A.2d 418, 420 (1993) (n.4).

10. An applicant’s testimony is sufficient to support imposition of a condition requiring development or operation in accordance with that testimony. *Good v. Zoning Hearing Board of Heidelberg Township*, 967 A.2d 421 (Pa. Cmwlth. 2009); *Clinton County Solid Waste Authority v. Wayne Township*, 164 Pa. Commonwealth Ct. 632, 643 A.2d 1162 (1994).

11. If a conditional use is granted, the necessary permit shall be secured and authorized action begun within six months after the date of the decision and construction completed within 12 months. Zoning Ordinance §704.6.

12. Conditions must be attached to the grant of the conditional use approvals in this case to bring the application into compliance with the requirements of the Zoning Ordinance, to protect and preserve the surrounding neighborhood and to implement the purposes of the Zoning Ordinance.

### III. ADJUDICATION

Based upon the foregoing findings of fact and conclusions of law, the Board of Supervisors of the Township of Strasburg grants the application of Hartman Bridge, LLC for conditional use approval pursuant to Section 323 of the Zoning Ordinance to enable the construction within the steep slope areas as shown on Exhibit A-4 on the properties identified as 307 Hartman Bridge Road and 266 Herr Road, Strasburg, Pennsylvania. The Board further grants conditional use approval for a mixed use development as authorized by Section 210.3.2.D of the Zoning Ordinance on the Property as shown on Exhibits A-4 and A-5 containing five buildings, identified as Buildings B, D, E, F, and G on Exhibits A-4 and A-5, which will contain 113 dwelling units and 43,600 square feet of gross leaseable commercial space. The Board further grants an extension of the time periods in Section 704.6 of the Zoning Ordinance to enable Applicant to obtain permits and complete construction in accordance with the schedule set forth in Finding of Fact 49. These conditional uses shall be subject to the conditions and safeguards which the Board deems necessary to bring the application into conformance with the requirements of the Zoning Ordinance and to implement the purposes of the Zoning Ordinance in general and the Gateway North Zone in particular and the Pennsylvania Municipalities Planning Code. The granting of this application is conditioned upon each and every one of the conditions set forth below. If Applicant files an appeal and any condition is requested to be stricken, the Board hereby denies the application in its entirety. The conditions upon approval of the two conditional uses are as follows:

1. Applicant shall phase construction of the buildings within the Development in accordance with the testimony presented at the hearing on October 7, 2019. Governing Buildings B, D, E, and F, Applicant shall construct the Buildings in the following sequence: First Building E or F; second, Building B or D; third, the remainder of Building E or F; fourth, the remainder of Buildings B and D. Building G may be constructed at any time.

2. Applicant shall take measures to insure that sidewalks for pedestrians within the Development are visible to drivers. At a minimum, Applicant shall install raised tables with a textured and/or colored surface at all points where the sidewalk extending between Buildings B and D westward to the plaza between Building E and Building F intersect with travel lanes.

3. Applicant shall review the number and location of proposed parking spaces for buggies with the Planning Commission during the preliminary plan review process and shall make accommodations for buggies which shall include shelter for the horses.

4. Applicant shall install awnings and signs on the facades of Buildings E and F at least to the level presented in Exhibits A-6 and A-7.

5. The facades of Buildings B and D facing the properties to the east shall be essentially similar to the facades of such buildings shown on the renderings presented as Exhibit A-7.

6. Applicant shall install vegetative screening along the eastern property line to provide a visual screen between Buildings B and D and the properties to the east which shall meet or exceed the requirements of Sections 313.3 and 313.4 of the Zoning Ordinance. Applicant shall review the screening design with the Planning Commission as part of the land development approval process. Applicant shall permanently maintain such screening.

7. Applicant shall design Buildings B and D to limit the visibility of any roof top mechanical equipment from the properties to the east. This may include architectural treatments which screen such equipment from the properties to the east. Applicant shall review the screening design with the Planning Commission as part of the land development approval process.

8. Applicant shall generally review the concept for the arts and amenities required by Section 210.10 of the Zoning Ordinance with the Planning Commission during the preliminary plan review process. Applicant shall present a detailed description of the arts and amenities to be provided for each phase of the Development to the Planning Commission during the final plan review process. Applicant shall consider all comments of the Planning Commission in finalizing the design of the Arts and Amenities.

9. Applicant shall generally review the concept for all signs to be installed which shall be visible from Hartman Bridge Road (SR 0896) with the Planning Commission prior to the filing of an application for a permit for each such sign. All signs which are visible from Hartman Bridge Road (SR 0896) shall be compatible with the historic nature of the area. Applicant shall consider all comments of the Planning Commission in finalizing the design of the signs.

10. Applicant shall generally review the concept for all exterior lighting to be installed on the Property with the Planning Commission as part of the land development process. Applicant shall demonstrate that the proposed lighting shall be low impact and shall minimize light pollution. Applicant shall consider all comments of the Planning Commission in finalizing the design of the lighting.

11. Applicant will consult with representatives of Sight and Sound on pedestrian access to the Development and potential changes to the intersection of Hartman Bridge Road (SR



0896), Herr Road, and the driveway to Sight and Sound, including potential changes to the traffic signal. To the extent possible, Applicant and Sight and Sound will work to provide safe pedestrian access between the Sight and Sound property and the Development and implement any changes to the existing traffic signal in a manner which will address the needs of both properties.

12. Applicant, at its sole cost and expense, shall prepare all necessary applications to the PennDOT for changes to the existing traffic signal at the intersection of Hartman Bridge Road (SR 0896) and Herr Road/Sight and Sound driveway (the "Traffic Signal") identified in the Traffic Impact Study for Hartman Bridge Village prepared by ELA Group, Inc. (the "Traffic Impact Study") and as modified by the recommendation in the letter from Rettew Associates, Inc., dated January 5, 2015. Applicant shall specifically include in the application to PennDOT a request that PennDOT allow southbound Hartman Bridge Road (SR 0896) left turn phase. Applicant shall reimburse the Township for all costs associated with the review of the Traffic Impact Study and review and submission of such application to PennDOT. Applicant shall make any modifications to the Traffic Signal or intersection which PennDOT may approve and/or require at Applicant's sole cost and expense. If the application must be in the name of the Township, Applicant shall post any financial security which PennDOT may require and comply with all conditions which PennDOT may impose. Applicant shall complete the application prior to the issuance of the first permit to enable construction of a structure on the Property and shall complete all work prior to the issuance of a certificate of use and occupancy for the first structure on the Property.

13. Applicant shall lengthen the existing southbound left-turn lane on Hartman Bridge Road (SR 0896) to a length of 175 feet as described in the Traffic Impact Study at its sole cost and expense, if authorized by PennDOT. Applicant shall obtain all PennDOT approvals necessary for such work. Applicant shall reimburse the Township for all fees associated with the review and submission of the application to PennDOT. If the application must be in the name of the Township, Applicant shall post any financial security which PennDOT may require and comply with all conditions which PennDOT may impose. Applicant shall complete the lengthening of the turning lane prior to the issuance of a certificate of use and occupancy for the first structure on the Property.

14. The access drive from Hartman Bridge Road (SR 0896) to the Property shall be designed as right in, right out only.

15. Applicant shall install sidewalk along the entire frontage of Herr Road to Hartman Bridge Road (SR 0896). Such sidewalk shall be designed to accommodate pedestrians crossing Hartman Bridge Road (SR 0896) the Sight and Sound property and other properties on the west side of Hartman Bridge Road (SR 0896).

16. Applicant shall construct all structures which are part of the Development in accordance with the architectural elevations presented as Exhibits A-6, A-7 and A-8 at the hearing.

17. Applicant and future owners of the Property will maintain all required landscaping. Trees which are diseased or die will be replaced by landscaping meeting all Zoning Ordinance requirements within six months.

18. Applicant shall provide sewer service through a community sewage system served by the Hershey Farms wastewater treatment plant. Applicant shall provide the Township with proof that Applicant may convey wastewater to such treatment plant. If the Township is required to approve a planning module for land development for the proposed method of wastewater collection, conveyance, treatment, and/or disposal, Applicant shall reimburse the Township for all costs associated with the consideration of the planning module for land development.

19. Applicant shall address any reasonable comments of the Township Engineer relating to Exhibit A-3 presented as the required statement by a Commonwealth registered professional experienced in determining steep slopes meeting the requirements of Section 323.2 of the Zoning Ordinance and shall reimburse the Township for all costs associated with the review of the statement required under Section 323.2 of the Zoning Ordinance.

20. Any retaining wall shall meet all applicable Uniform Construction Code standards.

21. Applicant shall file and obtain approval of a storm water management site plan under the Township Storm Water Management Ordinance for the proposed development of the Property. The record owner of the Property shall enter into a Storm Water Management Agreement in a form acceptable to the Township Solicitor relating to the installation and maintenance of the storm water management facilities.

22. Applicant shall obtain all other necessary permits and approvals for the proposed development including, but not limited to, subdivision approval from the Township, erosion and sedimentation control approval from the Lancaster County Conservation District and an NPDES permit. Applicant shall demonstrate that Applicant has obtained all required permits prior to the issuance of a zoning permit and Uniform Construction Code permit for the first structure.

23. Applicant shall reimburse the Township for costs of reviews by the Township Engineer and for costs of review of documents and, if necessary, costs of preparation and recording of the Storm Water Management Agreement or other documents by the Township Solicitor.

24. Applicant shall reimburse the Township for all engineering and attorneys' fees associated with the conditional use application, Storm Water Management Ordinance application, and the subdivision and land development plan application within 30 days after receipt of an invoice for such fees.


25. Applicant shall comply with all conditions in the decision of the Zoning Hearing Board relating to off-street loading spaces.

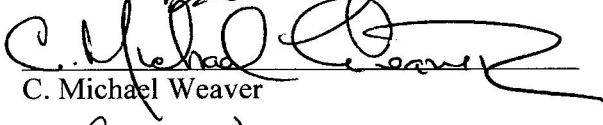
26. Applicant shall at all times comply with and adhere to the evidence presented to the Board of Supervisors at the hearing on October 7, 2019, except as modified by these conditions. This shall include, but not be limited to, each finding of fact set forth in this Decision.

27. Any violation of the conditions contained in this Decision shall be considered a violation of the Zoning Ordinance and shall be subject to the penalties and remedies contained in the Pennsylvania Municipalities Planning Code.

28. The foregoing conditions shall be binding upon the Applicant and its successors and assigns.

BOARD OF SUPERVISORS OF  
STRASBURG TOWNSHIP

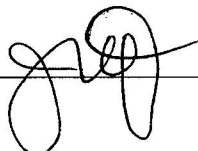
  
\_\_\_\_\_  
Thomas S. Willig, Chairman

  
\_\_\_\_\_  
C. Michael Weaver

  
\_\_\_\_\_  
Peggy Dearoff

Dated and filed November 4, 2019, after hearings held on October 7, 2019.

The undersigned certifies that a copy of this Decision was served upon all parties on or prior to November 7, 2019.

  
\_\_\_\_\_

October 7, 2019

THESE NOTES ARE ONLY A SUMMARY OF THE PROCEEDINGS HELD AT A SUPERVISORS MEETING AND IS NOT A TRANSCRIPT OF ANY STATEMENT OR TESTIMONY AT THE HEARING.

Guests: Greg Hill, Sandy Kime, Fred Witmer, Wayne Manley, Ron Rinier, Doyle Heisey, Todd Weiss, Chris Corrigan

**CU 2019-04 - APPLICATION OF Hartman Bridge LLC (HBLLC), 227 Granite Run Drive, Lancaster, 17601** for conditional use approval to develop two tracts of land pursuant to Section 210 of the Strasburg Township Zoning Ordinance for land located in the Gateway North zone.

On a motion by Willig/Weaver, the Board voted unanimously to take notice of the previous decision and conditions rendered for case # CU 2014-6 dated March 2, 2015.

Under questioning by the Board, Cleary and Deimler, Kime and Hill presented the following testimony:

Applicant's Exhibit A-1 – Conditional Use Application  
Applicant's Exhibit A-2 - narrative for the CU application  
Applicant's Exhibit A-3 – steep slope statement  
Applicant's Exhibit A-4 – revised plan sheets 1-8  
Applicant's Exhibit A-5 – building layouts  
Applicant's Exhibit A-6 through 9 – elevations and renderings of the proposed buildings  
Applicant's Exhibit A-10 – ARM Group geologic investigation report  
Applicant's Exhibit A-11 – list of proposed conditions

- Modifications of the previous decision noted above are requested
- These modifications include:
  - Deletion of Lot #2 and Building A due to the retirement of the owner of Hartman Bridge Auto and the purchase of the property by HBLLC
  - The addition of 7 dwelling units and 87 parking spaces due to the purchase noted above
  - Deletion of Building C and its incorporation into Buildings B & D
  - A slight modification in the parking lot to accommodate buses
  - Evergreen screening added to the east border
  - Phasing of construction will be: Building E or F permit pulled by 6/1/20 and construction completed by 12/31/21; Building B or D permit pulled by 6/1/21 and construction completed by 12/31/22;

Building E or F permit pulled by 6/1/22 and construction completed by 12/31/23; Building B or D permit pulled by 6/1/23 and construction completed by 12/31/24. Building G will be constructed independently of this phasing.

- Slight modification of the stormwater management facilities in the northeast corner
- The tentative restaurant tenant is not a franchise
- The restaurant building will be 8,000 sq. ft. and has not been designed
- There will be 56 one-bedroom apartments and 57 two-bedroom apartments
- The sidewalk does not run along the east side of Route 896/Hartman Bridge Road due to safety and PADOT constraints
- Sidewalks proposed for the Gateway North zone will run along the west side of the highway

On a motion by Weaver/Willig, the Board voted unanimously to amend the application to include an extension of time pursuant to Section 704.6 of the Strasburg Township Zoning Ordinance.

On a motion by Willig/Weaver, the Board voted unanimously to close testimony and render a decision within 45 days.

The hearing concluded at approximately 9:10 pm.

Judith Willig  
Township Secretary

November 4, 2019

The Strasburg Township Board of Supervisors held their regular meeting on Monday, November 4, 2019, at 7:30 p.m. at the Strasburg Township Municipal Building, 400 Bunker Hill Road. Present were Peggy Dearolf, Michael Weaver and Thomas Willig; Administrator Mark Deimler; Treasurer Connie Kauffman; Court Reporter Allen Blank.

Guests: Doyle Heisey, Douglas Phillips, Ruthie and JR Stoltzfus, Daniel Hershey, Sandy Kime, Todd Weiss, Daniel Stoltzfoos, Bill Potter

The meeting was called to order at 7:30 p.m.

Public comment was invited. There was none.

On a motion by Weaver/Dearolf, the Board unanimously voted to adopt the minutes of October 7, 2019 as submitted.

On a motion by Dearolf/Weaver, the Board unanimously voted to approve bill listings for payment: Payroll and taxes in the amount of \$13,516.43; General Fund checks #22783-22836 in the amount of \$94,735.75 ; Sewer Fund checks #375-381 in the amount of \$2,719.16.

On a motion by Weaver/Dearolf, the Board unanimously voted to approve the Treasurer's report as submitted.

On a motion by Weaver/Dearolf, the Board voted unanimously to render a decision granting the conditional use application, CU 2019-04, of Hartman Bridge LLC pursuant to the conditions outlined in the decision prepared by the Township Solicitor. Weaver stated the decision reflected the hearing and the conclusions meet Township requirements.

At approximately 7:45 p.m., a hearing was held for two conditional use applications: CU 2019-05, application of Daniel Stoltzfoos for a property located at 854 Bunker Hill Road and CU 2019-06, application of Ruthie and JR Stoltzfus for a property located at 366 Hartman Bridge Road. See decisions and notes for details.

The regular meeting resumed at approximately 8:45 p.m.

The draft 2020 budgets were reviewed. No increase in taxes is proposed. The Board requested the amount budgeted in the General Fund for Borough police coverage be increased to \$20,000.00. The increase will be balanced by moving funds from other non-essential line items.

On a motion by Dearolf/Weaver, the Board voted unanimously to adopt the draft 2020 budget as amended and post it for public viewing. The final budget will be adopted at the December 2, 2019 meeting.

The Secretary and Administrator were directed to draft a letter to the Borough Police outlining expectations for 2020 coverage and provide it to the Chairman.

On a motion by Weaver/Dearolf, the Board voted unanimously to reduce Letter of Credit 132367756 for Lime Valley Farms, Inc. by \$39,621.00. The remaining balance after such reduction will be \$3,400.00.

Deimler and Willig briefed the Board on a meeting they had with representatives of PENNVEST for the Creek View Lane sewerage project. Grants and low interest loans will be available to keep the resident's costs as low as possible. The Township is piggybacking on a pumping station upgrade being bid out by the Borough. Those bids are proposed for January with a February opening. Final costs will be based on the results of the bid.

The Secretary briefed the Board on 41 Refton Road's grinder pump. The property owner has been in communication with a technician from Site Specific who instructed him on suitable and unsuitable materials to introduce to the low-pressure sewer. She will be contacting the property owner to see when to expect reimbursement.

The Zoning Officer reports eleven permits issued with receipts in the amount of \$2,648.60.

The Sewage Enforcement Officer reports three inspections and one perc test performed, one permit issued with receipts in the amount of \$450.00

There being no further business before the Board, the Supervisors adjourned at 10:15 p.m.

Judith G. Willig  
Township Secretary

November 4, 2019

THESE NOTES ARE ONLY A SUMMARY OF THE PROCEEDINGS HELD AT A SUPERVISORS MEETING AND IS NOT A TRANSCRIPT OF ANY STATEMENT OR TESTIMONY AT THE HEARING.

**CU 2019-05 - APPLICATION OF DANIEL STOLTZFOOS, 854 BUNKER HILL ROAD** for conditional use approval demolish a dwelling listed as a historic resource in the Strasburg Regional Comprehensive Plan on property zoned Rural Residential.

Under questioning by the Board and Deimler, Stoltzfoos presented the following testimony:

- The existing dwelling is a log home listed as a historic resource in the comprehensive plan
- There is extensive termite damage in the east wall
- The foundation is compromised
- During previous renovations, logs were cut off with windows and doors not properly framed out
- It is not suitable for use as a dwelling
- It is not adaptable to another use
- Stoltzfoos did not contribute to its present condition
- Demolition will not adversely affect the neighborhood
- It is not possible to sell or relocate the structure

Weaver stated his extreme reluctance to destroy a historic structure, but, with the building in such poor condition, the demolition is regrettable yet understandable.

On a motion by Willig/Dearolf, the Board voted unanimously to close testimony and render a decision approving the demolition.

Judith Willig  
Township Secretary



November 4, 2019

THESE NOTES ARE ONLY A SUMMARY OF THE PROCEEDINGS HELD AT A SUPERVISORS MEETING AND IS NOT A TRANSCRIPT OF ANY STATEMENT OR TESTIMONY AT THE HEARING.

**CU 2019-06 - APPLICATION OF Ruthie and JR Stoltzfus, 981 May Post Office Road** seeking conditional use approval to operate a restaurant and retail store pursuant to Section 210.3.2.C of the Strasburg Township Zoning Ordinance.

Under questioning by Zoning Officer Mark Deimler and the BOS, Architect Douglas Phillips, Doyle Heisey of Sight & Sound, Daniel Hershey of Hershey Engineering and the Applicants provided the following testimony:

Applicant's Exhibit #1 – GIS plot photo, existing buildings, existing floor plan, proposed floor plan, elevations

Applicant's Exhibit #2 – Well yield water capacity data

Applicant's Exhibit #3 – Current interior floor plan for the entire property

Applicant's Exhibit #4 – Hershey Engineering sewage conveyance and treatment narrative

Applicant's Exhibit #5 – Sight & Sound infrastructure improvement plan

Applicant's Exhibit #6 – Sewer plant agreement between Hershey Farm and Sight & Sound

- The subject property is owned by Five Fold Partners LLC, a subsidiary of Sight & Sound
- An approximately 24,000 square foot commercial building exists
- The Applicants propose to rent 7,400 sq. ft. for a café and home décor store
- The property is located in the Gateway North zone
- Existing wells will provide water
- Two 300 gallon holding tanks are proposed to supply water during high consumption periods
- The Applicants have requested a sprinkler system installation waiver
- The alternate solution is to install a fire separation wall between the café and retail space
- There are numerous ground floor exits from both spaces in this one-story building
- The existing on-lot disposal system is inadequate for the proposed use
- Sight & Sound has an agreement with Hershey Farm providing sewage capacity
- The WWTP agreement provides 45,000 gallons per day for Sight & Sound
- Sight & Sound currently uses 13,000 gallons per day

- Projected daily flows for the café and retail are 9,500 gallons per day
- The project will not require DEP Water Quality Management approval
- The exterior design was a collaborative effort of the Applicants, Five Fold Partners and Phillips
- Close adherence to the GNZ design guidelines would require demolition and rebuild
- The design attempts to soften the “80’s strip mall” appearance and make the property more attractive
- The second floor section may be used as office space for Sight & Sound
- The Applicant is requesting a deferment for installation of the required pedestrian/bike path
- An internal path is proposed at a later date connecting the property with Hershey Farm and Sight & Sound
- There are 114 existing parking spaces. 71 are projected for use by the café and retail space
- Planters, benches and tables are proposed in the pergola and along the front of the building
- Breakfast, lunch and dinner will be served in the café
- Landscaping improvements are proposed with some trees included

Potter stated the Township Planning Commission would have liked to see a more historic look to the exterior design in keeping with that proposed across the street by Hartman Bridge LLC.

Weiss stated his opposition to a waiver of a sprinkler system.

Deimler recommended the Board close the hearing, but leave testimony open. He recommended the Board not defer the pedestrian path, but consider conditions to install connection to the Hartman Bridge LLC property across the street.

On a motion by Weaver/Dearolf, the Board voted unanimously to close the hearing and leave testimony open. The hearing was continued to December 2, 2019

Judith Willig  
Township Secretary

December 2, 2019

The Strasburg Township Board of Supervisors held their regular meeting on Monday, December 2, 2019, at 7:30 p.m. at the Strasburg Township Municipal Building, 400 Bunker Hill Road. Present were Peggy Dearolf, Michael Weaver and Thomas Willig; Treasurer Connie Kauffman.

Guests: Isaac Thomas, Bill Potter, Porter Stevens, Todd Weiss, JR and Ruthie Stoltzfus, Doyle Heisey, Douglas Phillips, Brendan Curry

The meeting was called to order at 7:30 p.m.

Public comment was invited. There was none.

On a motion by Weaver/Dearolf, the Board unanimously voted to adopt the minutes of November 4, 2019 as submitted.

On a motion by Dearolf/Weaver, the Board unanimously voted to approve bill listings for payment: Payroll and taxes in the amount of \$12,187.37; General Fund checks #22837-22870 in the amount of \$40,717.37 ; Sewer Fund checks #382-387 in the amount of \$4,864.42.

On a motion by Dearolf/Weaver, the Board unanimously voted to approve the Treasurer's report as submitted.

Thomas briefed the Board on renewal options for the Township buildings. The Board asked for more information on current and replacement values for the Park buildings.

On a motion by Willig/Weaver, the Board voted unanimously to continue the hearing for CU 2019-06 until the December 16, 2019 meeting at 1:00 pm due to the absence of the court reporter.

Potter briefed the Board on the Township Planning Commission's comments on the proposed short-term rental ordinance. Potter then introduced Stevens as the County Planning Commission's representative for the Township. Stevens briefed the Board on places2040 developed by the County. The County can assist the Township in review and revision of the regional comprehensive plan.

On a motion by Dearolf/Weaver, the Board voted unanimously to adopt the final 2020 General Fund, Liquid Fuels and Sewer Fund budgets as proposed.

On a motion by Dearolf/Weaver, the Board voted unanimously to adopt Resolution 2019-12 appointing Robert Breuninger for a 5-year term to the Zoning Hearing Board.

On a motion by Dearolf/Weaver, the Board voted unanimously to adopt Resolution 2019-13 levying taxes at a rate of .555 mills for fiscal year 2020. Weaver noted the Township did not raise taxes for 2020.

On a motion by Dearolf/Weaver, the Board voted unanimously to adopt Resolution 2019-14 appropriating funds for fiscal year 2020.

On a motion by Dearolf/Weaver, the Board voted unanimously to appoint Christina Kruger for a 4-year term to the Planning Commission.

Weiss volunteered his services in the case of a vacancy on any Board or Commission.

On a motion by Dearolf/Weaver, the Board voted unanimously to accept the resignation of the elected tax collector, Judith Willig.

On a motion by Dearolf/Weaver, the Board voted unanimously to approve the Chairman sign the engagement letter for RKL LLC to audit the accounts for 2019.

The Treasurer briefed the Board on depository options for the Township. Auditors have recommended diversifying the Township's assets. The Board requested more information on the nature of investments by PLGIT for the January 6, 2020 meeting.

The Secretary reported the owner of 41 Refton Road reimbursed the Township for repairs to his grinder pump.

Willig reported on conversations he had with Chief Echternach and Judge Benner pertaining to speed details and fines. Benner's office will separate the speeding ticket fines paid to the Township and remit a check directly to the Township.

Weiss asked about removing the "No Parking" signs on Main Street in Refton. Residents being able to park on one side of the street will help calm speeding. The Secretary will ask the Township Solicitor and Engineer on how to proceed.

The Secretary briefed the Board on ZHB 2019-20: 550 Bunker Hill – special exceptions and variances to operate a retreat center. The Board expressed their opposition to the application and requested the Township Solicitor appear at the hearing.

The Zoning Officer reports twelve permits issued with receipts in the amount of \$1,580.90

The Sewage Enforcement Officer reports two inspections and one perc test performed, two permits issued with receipts in the amount of \$500.00

There being no further business before the Board, the Supervisors adjourned at 10:15 p.m.

Judith G. Willig  
Township Secretary

December 16, 2019

The Strasburg Township Board of Supervisors held their regular meeting on Monday, December 16, 2019, at 1:00 p.m. at the Strasburg Township Municipal Building, 400 Bunker Hill Road. Present were Michael Weaver and Thomas Willig; Administrator Mark Deimler.

Guests: Doyle Heisey, JR and Ruthie Stoltzfus, Douglas Phillips, Bill Potter, Greg Perrin, court reporter Lisa Miller

The meeting was called to order at 1:00 p.m.

Public comment was invited. There was none.

A continued hearing for CU 2019-06, Ruthie and JR Stoltzfus to operate a café and home décor business at property located at 366 Hartman Bridge Road in the Gateway North zone was opened. See notes for details.

On a motion by Weaver/Willig, the Board voted unanimously to close testimony and the hearing. A decision will be rendered at the January 6, 2020 meeting.

There being no further business before the Board, the Supervisors adjourned at 1:45 p.m.

Judith G. Willig  
Township Secretary

December 16, 2019

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**CU 2019-06 - APPLICATION OF JR and Ruthie Stoltzfus, 981 May Post Office Road, Strasburg** seeking conditional use approval to operate a restaurant and retail store pursuant to Section 210.3.2.C of the Strasburg Township Zoning Ordinance.

Under questioning by the Board, the Applicant's, Doyle Heisey and Douglas Phillips presented the following testimony:

Applicant's Exhibit #7 – North and south elevations

Applicant's Exhibit #8 – Aerial photo of the subject property with sidewalk and additional plantings

Applicant's Exhibit #9 – Renderings of the proposed exterior finishes grey version

Applicant's Exhibit #10 – Renderings of the proposed exterior finishes white version

- RGS Associates was contracted to prepare a landscaping plan with additional island plantings and a 5-foot wide sidewalk to address Township concerns (Exhibit #8)
- A revised exterior with natural brick, neutral siding, wooden columns and a standing seam metal roof was presented (Exhibit #7)
- A traffic report was submitted to the Township Engineer. The study showed no more negative impact on traffic than already exists in the area.
- The proposed concrete sidewalk is outside the PADOT right-of-way
- The Applicant's expressed their concern about the considerable extra cost to conform to some of the Township's requests
- The natural brick finish will make it difficult to adequately match existing brick with new brick needed to patch the ATM and drive-through window area on the building.
- The lack of exterior paint will make it difficult for the new business to stand out from the road
- Phillips stated the white exterior is part of the Stoltzfus' branding for the home décor business
- Phillips stated the existing building was the 1980's attempt to look like separate buildings, but the scale and proportions fall far short. Not much can be done about that without demolishing and rebuilding.
- The Applicant's and Phillips stated their desire to have the renovation look like more than just a "cleanup". A new look is important to remove the

property from its poor history. As an anchor tenant, their business will attract other businesses and improve the overall vitality of the property.

Perrin mentioned his background in marketing and municipal planning/zoning and stated his concern that without a substantial renovation the property will never overcome its “haunted, vintage eyesore” past.

Weaver stated he had reviewed the plans with the Applicant’s and has a personal conservative, colonial perspective. He stated his responsibility as an elected official to interpret ordinances in a community context. He asked the Applicant’s their preference in the exterior finishes and Heisey if the property owner’s had any objections or preferences. Applicants prefer the appearance shown in Exhibit #9. Heisey stated the owners have no objections or preferences and defer to the Applicants.

Potter stated the Township Planning Commission would have preferred something more colonial in appearance, but understands the Applicants need to make a bigger change. The Planning Commission also realizes a fully colonial renovation would be prohibitively expensive. The deviation makes sense in a business context considering the current condition and history of the property.

Willig stated his appreciation to the Applicants and property owners for their willingness to compromise on a final plan everyone can live with.

On a motion by Weaver/Willig, the Board voted unanimously to close the hearing and testimony. A decision will be rendered at the January 6, 2020 meeting.

Judith Willig  
Township Secretary