

Minutes
Strasburg Township Planning Commission
September 9, 2024

The Strasburg Township Planning Commission (PC) held their regular meeting on Monday, September 9, 2024, at 7:00 p.m. at the Strasburg Township Municipal building, 400 Bunker Hill Road. Present were Janice Bowermaster, John Fisher, Bill Potter, Joshua Weaver and Cindy Welk.

Guests: Jason Shaner – Impact Engineering, Austin Good

The meeting was called to order at 7:00 p.m.

Public comment was invited. There was none.

On a motion by Fisher/Weaver, the PC voted unanimously to approve the minutes of August 12, 2024 as submitted.

PC2024-04, 605 Bunker Hill Road was tabled until the October 14th meeting due to lack of representative.

Austin Good appeared to request the PC approve completing component 4A of the sewage module for 1415 Lime Valley Road and provided the following:

- The house was built for his grandparent to live in
- The house does not interfere with the existing propane business
- It is a second dwelling on the “home farm” property
- No subdivision is proposed

On a motion by Weaver/Fisher, the PC voted unanimously to approve the Chair complete Component 4A of the submitted sewage planning module.

CU2024-01 New parcel on North Star Road. John Fisher excused himself from the official proceedings to provide information on his application with the assistance of his engineer, Jason Shaner:

- The parcel was recently rezoned from Gateway North to Industrial
- Two buildings are proposed: 17,000 sq. ft. to the north is Phase 1 and 14,000 sq. ft. to the south is for future expansion
- Fisher’s businesses, Precise Buildings and Beechdale Woodworks will occupy the buildings
- There are approximately 41 employees total for both businesses
- There is sufficient space for tractor-trailer traffic and turning
- There are approximately 6-10 employee vehicles per day and semi/tractor-trailer once a week
- Exterior light will be for the building only. The parking area will not be lit.
- Hours of operation will be 6:00 am-6:00 pm Monday-Friday; 6:00 am-noon Saturday s
- There will be no outside storage of materials
- 42 trees are proposed for landscaping

- There will be a 15-foot-wide landscaping strip around the perimeter

On a motion by Weaver/Bowermaster, the PC voted unanimously to forward the plan to the Supervisors with a recommendation to approve on condition all comments of Solanco Engineering letter of August 28, 2024 are satisfied.

Potter reported an upcoming zoning ordinance amendment correcting inconsistencies in the current document. He will disseminate information as it is received.

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

Judith Willig
Recording Secretary