

**TOWNSHIP OF STRASBURG
LANCASTER COUNTY, PENNSYLVANIA
ORDINANCE NO. 120**

**AN ORDINANCE OF THE TOWNSHIP OF STRASBURG, COUNTY OF LANCASTER,
COMMONWEALTH OF PENNSYLVANIA, AMENDING THE OFFICIAL ZONING
MAP FOR STRASBURG TOWNSHIP TO CHANGE THE ZONING CLASSIFICATION
OF A CERTAIN TRACT OF LAND FROM THE GATEWAY NORTH ZONING
DISTRICT TO THE INDUSTRIAL ZONING DISTRICT.**

BE IT HEREBY ORDAINED AND ENACTED by the Board of Supervisors of the Township of Strasburg, Lancaster County, Pennsylvania, as follows:

Section 1. The Zoning Ordinance of Strasburg Township shall be amended to rezone a portion of Lancaster County Parcel ID 580-48975-0-0000 from the Gateway North Zoning District to the Industrial Zoning District, as described in Exhibit A.

Section 2. The Secretary of the Township is directed to change, and duly certify, the Strasburg Township Zoning Map so as to effectuate the reclassification of the tract of land referred to above to Industrial usage.


Section 3. All other sections, parts and provisions of the Zoning Ordinance of Strasburg Township, as amended, including the Zoning Map, shall remain in full force and effect as previously enacted and amended.

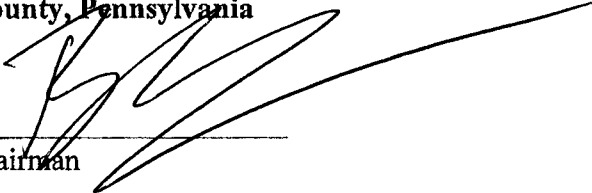
Section 4. In the event any provision, section, sentence, clause or part of this Ordinance shall be held to be invalid, illegal or unconstitutional by a court of competent jurisdiction, such invalidity, illegality or unconstitutionality shall not affect or impair the remaining provisions, sections, sentences, clauses or parts of this Ordinance, it being the intent of the Board of Supervisors that the remainder of the Ordinance shall remain in full force and effect.

Section 5. This amendment shall take effect and be enforced from and after its date of approval as provided by law.

DULY ORDAINED AND ENACTED this 4th day of March, 2024, by the Board of Supervisors of Strasburg Township, Lancaster County, Pennsylvania, in lawful session duly assembled.

STRASBURG TOWNSHIP
Lancaster County, Pennsylvania

Attest: 
(Assistant) Secretary

By: 
(Vice) Chairman

January 15, 2024

Description of Lot 2 on the Preliminary/Final
Plan for Isaac E. Fisher in Strasburg Township,
Lancaster County

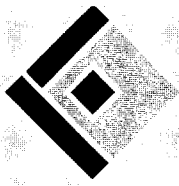
ALL THAT CERTAIN tract or parcel of land situate on the south side of Township Route No. T-478, North Star Road, being Lot 2 on the Preliminary/Final Plan for Isaac E. Fisher, as recorded in Document No. , in the Township of Strasburg, County of Lancaster, Commonwealth of Pennsylvania, being more fully bounded and described as follows to wit:

BEGINNING at a spike in Township Route No. T-478, North Star Road, being the northwesternmost corner of the herein described tract; thence along the same North seventy-two degrees thirty minutes East (N.72°30'E.) a distance of three hundred sixty-two and forty hundredths feet (362.40') to a spike; thence along Lot 3 the two following courses and distances 1) South seventeen degrees zero minutes fifty seconds East (S.17°00'50"E.) a distance of four hundred fifty-two and twenty-three hundredths feet (452.23') to an iron pin 2) South seventy-two degrees fifty-nine minutes ten seconds West (S.72°59'10"W.) a distance of three hundred sixty-two and fifty hundredths feet (362.50') to an iron pin; thence continuing along Lot 3 and along Lot 1, respectively North seventeen degrees West (N.17°W.) a distance of four hundred forty-nine and fifteen hundredths feet (449.15') to the place of beginning.

CONTAINING in area three and seventy-five hundredths (3.75) acres.

BEING a portion of the same property which F. Yvonne Kottmyer, Executrix of the Estate of Robert F. Groff, deceased, granted and conveyed unto Isaac E. Fisher and Rachel S. Fisher, husband and wife, by deed dated May 17, 1999 and recorded in Record Book Volume 6225, Page 350, Lancaster County Records.

EXHIBIT A



Date	03/05/2024	
From	Municipal Secretary	Judith Willig
	Email	secretary@strasburgtownship.com
	Municipality	Strasburg Township

To assist with the Lancaster County Planning Department's recordkeeping, please complete and return this form within one week of any action on this proposal.

The elected officials of Strasburg Township met on 03/04/2024
Name of Municipality Date

and acted upon the proposal CPO 58-55.
CPO File #

Their action was to:

- Adopt as submitted
- Reject
- Adopt with the following changes:
(Please list below; attach additional sheets if necessary)

Thank you for your assistance.

SUBMIT FORM

RESET FORM



Planning Department

150 North Queen Street | Suite 320
Lancaster, Pennsylvania 17603
Phone: 717-299-8333

www.lancastercountypanning.org


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County Commissioners
Joshua G. Parsons, Chairman
Ray D'Agostino, Vice Chairman
Alice Yoder, Commissioner

Executive Director
Scott W. Standish

MEMORANDUM

To: Judith G. Willig, Secretary
Strasburg Township

From: Renee E. Addleman 
Northwest Planning Area

Date: February 16, 2023

Re: CPO #: **58-55, Rezoning; Zoning Map Amendment**
Strasburg Township
LCPC Meeting of **February 12th, 2024**

The Lancaster County Planning Department (LCPD) staff has reviewed the above-referenced draft **rezoning** and recommends **approval**. This plan is **consistent** with some of the “Big Idea” policy goals promoted by LCPC, as described below in the ‘Commentary’ section.

PROPOSAL

Petitioners John D. Fisher, Precise Buildings, and Beechdale Woodworks are requesting that Strasburg Township amend the Zoning Ordinance and Official Zoning Map to rezone a lot of 3.75-acres from the current Gateway North Zoning District to Industrial Zoning District. Precise Buildings and Beechdale Woodworks are John D. Fisher’s wholly owned businesses. He intends to move these businesses from their present location along Beechdale Road, and to build an office space, showroom, and storage facility on a portion of 401 Harman Bridge Road. Together, Precise Buildings and Beechdale Woodworks have 35 employees.

BACKGROUND

Co-petitioner John D. Fisher has entered into an agreement of sale to purchase a portion of the property located at 401 Harman Bridge Road, Strasburg; Parcel Id 5804897500000. A subdivision plan splitting the 14.8-acre parcel into three parcels was reviewed by LCPD in November of 2023, and it has been approved by the Strasburg Township Supervisors. The parcel is located within the Strasburg Urban Growth Area and the Gateway North Zoning District.

The parcel being petitioned for rezoning, identified as Lot 2 on the Subdivision Plan, is a 3.75-acre lot located in the northeast corner of the parent tract. The newly subdivided parcel has frontage along North Star Road. There are currently no structures on the parcel, and it is identified as ‘buildable land’ on the places2040 Future Land Use and Transportation Map.



Properties located directly across North Star Road are currently in the Industrial Zoning District, and properties to the east are zoned for Agriculture. Approximately 35 acres in Strasburg Township are currently zoned Industrial, while 113 acres are zoned Gateway North.

The Gateway North (GN) Zoning District was adopted by Strasburg Township to “provide a gateway or transition into the northern portion of Strasburg Township and ultimately Strasburg Borough.” The GN encompasses properties that are along Hartman Bridge Road, the main road from the north into Strasburg Borough. The lot for which rezoning is requested has no frontage on Hartman Bridge Road, and will only be accessed by North Star Road. Plans for the parcel take into consideration the purpose of the GN District and intend to keep the proposed building’s appearance consistent with the surrounding area’s architectural character. Rezoning of this parcel to Industrial will not adversely affect the purpose of the GN District.

COMMENTARY

The Comprehensive Plan update relates to these specific *places2040*’s big ideas, policies, and catalytic tools:

Connecting People, Place & Opportunity

Intentionally cultivate, retain, and expand industry. As previously noted, Strasburg Township has approximately 35 acres of Industrial zoned land. Rezoning this 3.75-acre lot will help expand local industry by ensuring that the availability of industrial land keeps pace with population growth.

Growing Responsibly

Grow where we’re already growing. The proposed rezoning is within the Strasburg Urban Growth Area. During the Fall 2020 Growing Responsibly workshop, this site was identified as ‘buildable land’ that is more suitable for development. Rezoning the lot to Industrial would also be a natural extension of the existing Industrial zoning while not significantly impacting the purpose of the Gateway North Zoning District.

CONSISTENCY WITH COMPREHENSIVE PLANS

places2040 - Lancaster County Comprehensive Plan (2018)

The proposed rezoning is consistent with *places2040*.

Strasburg Regional Plan (2006)

The proposed rezoning is generally consistent with the regional comprehensive plan.

RECOMMENDATION

Lancaster County Planning Department staff recommends **approval** of the Rezoning.

* * *

JDH/REA/fkg/ncs

Copy: Lindsay A. Casadei, Esquire, Byler & Winkle, P.C.

LAW OFFICES

MORGAN, HALLGREN, CROSSWELL & KANE, P.C.

ANTHONY P. SCHIMANECK
JOSELE CLEARY
ROBERT E. SISKO
JASON M. HESS

P. O. BOX 4686

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E-MAIL: attorneys@mhck.com

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(1971 - 2021)

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659 E WILLOW STREET
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717-361-8524

OF COUNSEL
WILLIAM C. CROSSWELL
RANDALL K. MILLER

January 16, 2024

Judy Willig, Secretary
Strasburg Township
400 Bunker Hill Road
Strasburg, PA 17579

Re: Petition of John B. Fisher, Precise Buildings and Beechdale Woodworks to Amend
Zoning Ordinance
Our File No. 36780

Dear Judy:

In accordance with the authorization of the Board of Supervisors, we have advertised the public hearing on and consideration for enactment of the proposed ordinance submitted by John D. Fisher, Precise Buildings and Beechdale Woodworks ("Petitioners") for the March 4, 2024, Board of Supervisors meeting. Enclosed please find a copy of the summary legal advertisement together with a copy of my letter to LNP Media Group, Inc., requesting that the legal advertisement be published in accordance with the requirements of the Pennsylvania Municipalities Planning Code ("MPC"). Because this ordinance involves a rezoning, Section 609 of the MPC requires that the subject property be posted at least one week prior to the date of the public hearing. The North Star Road frontage of the larger tract held by landowners Isaac E. Fisher and Rachel S. Fisher ("Landowners") should be posted. MPC Section 609(b) requires that the Township give 30 days' written notice of the date, time, and place of a public hearing on a rezoning to the record owner of the land. Enclosed also please find a copy of my letter to Landowners providing this notice.

Enclosed please find the original and two (2) copies of the proposed ordinance. If the ordinance is enacted by the Board of Supervisors, please ensure that the ordinance number is inserted on page 1 of the original and both copies. Please also ensure that the ordinance is properly signed by the Chairman or Vice Chairman of the Board of Supervisors. You should attest to these signatures as Township Secretary and affix the Township Seal on the last page of the ordinance. Please complete the certification pages for both copies and return them to me. Because only a summary of the ordinance was advertised, the MPC requires that a certified copy be filed at the Lancaster County Courthouse, and we will file one of the certified copies following receipt thereof from the Township. We will then retain this copy for our files. In accordance with the requirements of Section 609(g) of the MPC, a copy of all amendments to zoning ordinances must

Judy Willig, Secretary
January 16, 2024
Page 2

be forwarded to the Lancaster County Planning Commission, and we will send one certified copy to them.

If you have any questions concerning this matter, please contact me.

Very truly yours,



Josele Cleary

JC:sle
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Enclosures

cc: Mark A. Deimler, P.E., SEO, Township Administrator (via e-mail; with attachments)

LAW OFFICES

MORGAN, HALLGREN, CROSSWELL & KANE, P.C.

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OF COUNSEL
WILLIAM C. CROSSWELL
RANDALL K. MILLER

January 16, 2024

VIA E-MAIL

LNP Media Group, Inc.
8 West King Street
P. O. Box 1328
Lancaster, PA 17608-1328

Re: Proposed Amendment to Zoning Ordinance/Strasburg Township
Our File No. 36780

Dear Sir or Madam:

Please publish the attached legal notice in the Thursday, February 15, 2024, and Thursday, February 22, 2024, editions of *LNP*. Thereafter, please send the proof of publication for the advertisement and your invoice directly to the following person:

Judy Willig, Secretary
Strasburg Township
400 Bunker Hill Road
Strasburg, PA 17579
717-687-6233

I am also attaching a pdf version of the full text of the proposed Ordinance to which the enclosed legal notice relates as required by the Pennsylvania Municipalities Planning Code. The full text of the proposed Ordinance should be available for public inspection by anyone who cares to do so. If you have any questions, please contact me.

Very truly yours,

Josele Cleary

JC:sle
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Attachments

cc: Strasburg Township (w/enclosures)

Notice is hereby given that the Strasburg Township Board of Supervisors at its meeting on Monday, March 4, 2024, at 7:30 p.m., at the Strasburg Township Municipal Building, 400 Bunker Hill Road, Strasburg, Pennsylvania, shall conduct a public hearing on and, at the conclusion of the public hearing or a subsequent public meeting held within 60 days of the date of second publication of this advertisement, shall, if appropriate, enact an ordinance, the caption of which is as follows:

AN ORDINANCE OF THE TOWNSHIP OF STRASBURG, COUNTY OF LANCASTER, COMMONWEALTH OF PENNSYLVANIA, AMENDING THE OFFICIAL ZONING MAP FOR STRASBURG TOWNSHIP TO CHANGE THE ZONING CLASSIFICATION OF A CERTAIN TRACT OF LAND FROM THE GATEWAY NORTH ZONING DISTRICT TO THE INDUSTRIAL ZONING DISTRICT.

The proposed ordinance may be summarized as follows. Sections 1 and 2 amend the Official Zoning Map to change a tract of land on the south side of North Star Road, east of Hartman Bridge Road (SR 0896) containing approximately 3.75 acres from its present classification as Gateway North Zone to a new classification of Industrial Zone and direct the Township Secretary to update and duly certify the Official Zoning Map. Sections 3, 4, and 5 reaffirm all other parts and provisions of the Zoning Ordinance, provide for severability of any invalid provisions, and set forth the effective date. A copy may be examined without charge at the offices of this newspaper and at the Strasburg Township Municipal Building, 400 Bunker Hill Road, Strasburg, Pennsylvania, Mondays from 9:00 a.m. until 3:00 p.m., Tuesdays and Wednesdays 12:00 p.m. until 5:00 p.m. A copy of the proposed ordinance may be obtained for the cost of reproduction at the Strasburg Township Municipal Building during the above hours.

MORGAN, HALLGREN, CROSSWELL &
KANE, P.C.
Strasburg Township Solicitor

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obtained for the cost of reproduction at the Strasburg Township Municipal Building during the above hours. MORGAN, HALLGREN, CROSSWELL & KANE, P.C. Strasburg Township Solicitor

PROOF OF PUBLICATION NOTICE IN

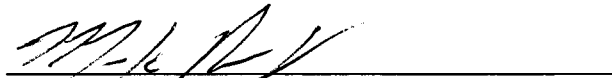
State of Pennsylvania}

} ss:

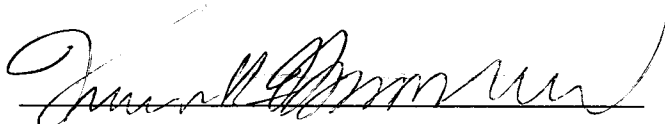
County of Lancaster}

An Affiant of the County and State aforesaid, being duly sworn, deposes and says that the LNP, a newspaper of general circulation published at Lancaster, County and State aforesaid, was established 1741-1847 since which date said newspaper has been regularly issued in said county, and that a true and correct copy of the printed notice or publication is attached hereto as was printed and published in the regular editions and issues of said newspaper on the following dates: 02/15/24, 02/22/24

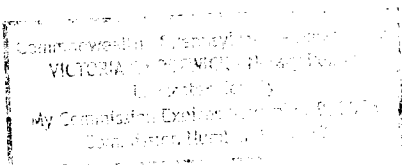
Affiant further deposes that he/she is the Clerk duly authorized by the LNP Media Group, Inc., a corporation, publisher of said LNP, a newspaper of general circulation, to verify the foregoing statement under oath, and also declares that affiant is not interested in the subject matter of the aforesaid notice or advertisement and that all allegations in the foregoing statement as to time, place and character of publication are true.



Affiant's Signature



Notary Public



ANTHONY P. SCHIMANECK
JOSELE CLEARY
ROBERT E. SISKO
JASON M. HESS

LAW OFFICES
MORGAN, HALLGREN, CROSSWELL & KANE, P.C.

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OF COUNSEL
WILLIAM C. CROSSWELL
RANDALL K. MILLER

January 16, 2024

Isaac E. Fisher
Rachel S. Fisher
257 North Star Road
Ronks, PA 17572

Re: Public Hearing on Proposed Ordinance to Amend Zoning Map
Our File No. 36780

Dear Mr. and Mrs. Fisher:

This firm serves as Solicitor to Strasburg Township (the "Township"). The Township Board of Supervisors is holding a public hearing on a request to rezone a portion of the tract which you own identified as 401 Hartman Bridge Road from Gateway North Zone to Industrial Zone on Monday, March 4, 2024. Enclosed please find a copy of the legal advertisement further setting forth the date, time and place of the public hearing as required by Section 609(b) of the Pennsylvania Municipalities Planning Code.

Very truly yours,

Josele Cleary

JC:sle
MUNII\36780(5z)\240112\2\71

Enclosure

cc: Strasburg Township
W. Bryan Byler, Esquire (via e-mail; with attachment)