

Strasburg Township Board of Supervisors
October 7, 2024
Minutes

Conditional Use Hearing

The Strasburg Township Board of Supervisors held a conditional use hearing on October 7, 2024, at 7:00 p.m. at the Strasburg Township Building 400 Bunker Hill Road. Present were Thomas Willig, C. Michael Weaver and Mark Deimler.

Guests: Jason Shaner-Impact Engineering, John Fisher-Strasburg Real Estate-Applicant

The conditional use hearing was opened at approximately 7:00 p.m., for CU2024-01, 260 North Star Rd, John Fisher, to operate a contractor shop and millwork operation on a lot in excess of 2.0 acres. At approximately 7:20 p.m., on a motion by Willig/Weaver, the board voted unanimously to close the hearing and testimony and render a decision granting the conditional use.

Regular Business Meeting

The Strasburg Township Board of Supervisors held their regular monthly meeting on October 7, 2024, at 7:30 p.m. at the Strasburg Township Building 400 Bunker Hill Road. Present were Thomas Willig, C. Michael Weaver, and Mark Deimler. Supervisor Dearolf was absent.

Guests: Rikki Phillips-200 Sides Mill Rd, Joyce Gerhart, Ryan Trees, and Doyle Heisy of Sight & Sound, Wayne Manley-KATS 5K, Pat Morrison-RR Museum, Tony Todd, Rob Williams, and Joey Baker of Refton Community Fire Company, Austin Good-1415 Lime Valley Rd and Charles Barto-LNP.

Meeting called to order at 7:30pm

Public Comments

Public comment was invited. Rikki Phillips of 200 Sides Mill Rd in Strasburg Township asking for the board's opinion and/or help is blocking the view of a manure pit built across the street from his home. He stated, himself and his neighbors are not happy they can see into this pit and the possibility it could depreciate their homes values. They are also unhappy they were not consulted prior to construction of the pit. Deimler stated all proper procedures were followed and the farmer was required by DEP to construct the pit, the farmer is protected by the right to farm act. Deimler also stated he spoke to the farmer and suggested he plant evergreen trees; he cannot guarantee the farmer will do anything. Mr. Phillips asked if Mark Deimler would mind calling the farmer a second time. Deimler stated he would call the farmer again, but suggested that Mr. Phillips, along with his neighbors speak the farmer about planting tree's as well.

Consent Agenda

On a motion by Weaver/Willig, the Board voted unanimously to approve the consent agenda items as listed.

Old Business

Doyle Heisey, Joyce Gerhart, and Ryan Trees representing Sight & Sound Theatres were present to continue the discussion of the proposed text amendment for filming activities. All film sets are temporary and will not be occupied, they will not have power or running water. Most sets are down with in 30 days. No ground is disturbed when the sets are constructed. Mr. Heisey will be looking into getting the historical house on the grounds put on the National Historic Register for preservation. The text amendment would only apply to lots in excess of 10 acres and make 4 lots currently used for residential purposes in the HC (Highway Commercial) zone conforming, as of right now they are non-conforming. The amendment would not take any rights from the Township or land owners. Weaver suggested when/if a sound stage is constructed, it would be appreciated if it could be constructed to look like a barn to blend in with the surrounding buildings. Mr. Heisey is in agreement with this. Deimler, Willig and Weaver all suggested Sight & Sound continue the discussion with the township solicitor to go over concerns and get the details figured out. No decision was made at this time.

New Business

On a motion by Weaver/Willig, the Board voted unanimously to adopt the text amendment to the Storm Water Management Ordinance-As-Built Plan Requirements, Ordinance # 123.

At approximately 7:50 p.m. sealed bids were opened for the lease of the Township's Crop/Tillable Park land from Jan 1, 2025 – December 31, 2027.

Cole & Coleen Martin-\$1,907.81 monthly rent

Garrett Weaver-\$1,916.00 monthly rent

Penn Grant Harvest LLC-\$1,941.00 monthly rent

Brian K. Mull-\$2,320.50 monthly rent

On a motion by Weaver/Willig, the Board voted unanimously to award the land lease to Brian K. Mull.

On a motion by Weaver/Willig, the Board voted unanimously to approve and execute the amendment to Storm Water Management agreement and declaration of easement for THE Rail Road Museum of PA's Phase 1 Construction of a Round House.

On a motion by Weaver/Willig, the Board voted unanimously to approve Samuel & Malinda Zook-605 Bunker Hill Rd-DEP Planning module and adopt Resolution 2024-08.

On a motion by Weaver/Willig, the Board voted unanimously to approve and authorize a check to Refton Community Fire Company in the amount of \$150,000.00 to purchase a 1999 Peirce Quantum Tanker Pumper.

On a motion by Weaver/Willig, the Board voted unanimously to accept JS Roofings bid for \$15,000.00 to repair the township shop roof.

The 2025 Budget was discussed further, no decisions were made at this time. The proposed budget will be reviewed at the November 4, 2024 Board of Supervisors meeting to approve and post for public comment until the December 2, 2024 Board of Supervisors meeting where it will be considered for adoption.

On a motion by Weaver/Willig, the Board voted unanimously to approve Daryl Stoltzfus's request on behalf of Beards for Brothers to sell alcohol at the Old Village Mill for a special event on December 5, 2024.

On a motion by Weaver/Willig, the Board voted unanimously to approve Austin Good-1415 Lime Valley Rd-DEP Planning Module and adopt Resolution 2024-09.

Administrator

NONE

Zoning Hearing Board

The Board of Supervisors are unanimously neutral on the zoning hearing board applications for 736 Deiter Rd and 402 Susan Ave, both continued from September Zoning Hearing Board meeting.

Reports

The Zoning Officer reports sixteen permits issued with receipts in the amount of \$18,171.30.

The Sewage Enforcement Officer reports one permit issued with receipt in the amount of \$335.00.

There being no further business before the board, the Supervisors adjourned at approximately 9:55 p.m.

Tammy Jamison
Township Secretary