

Minutes
Strasburg Township Planning Commission
October 14, 2024

The Strasburg Township Planning Commission (PC) held their regular meeting on Monday, October 14, 2024, at 7:00 p.m. at the Strasburg Township Municipal building, 400 Bunker Hill Road. Present were Janice Bowermaster, Brad Leaman, Bill Potter, Joshua Weaver and Cindy Welk.

Guests: Jason Shaner

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

Public comment was invited. There was none.

On a motion by Weaver/Welk, the PC voted unanimously to approve the minutes of September 9, 2024 as submitted.

PC2024-04, 605 Bunker Hill Road was tabled until the November 11, 2024 meeting due to lack of representation.

PC2024-05, North Star Road, Strasburg Real Estate/John Fisher land development plan was reviewed. Shaner provided the following:

- 2.75 acre lot was subdivided earlier in 2024 and rezoned from Gateway North to Industrial
- A variance was granted by the Zoning Hearing Board
- A conditional use was granted by the Board of Supervisors
- Two buildings are proposed to be built in two phases
- Numerous waivers are requested for minor plan processing items

On a motion by Weaver/Leaman, the PC voted unanimously to forward the plan to the Supervisors with a recommendation to approve the plan and grant the requested waivers on condition all comments of Solanco Engineering letter of October 11, 2024 are satisfied.

A proposed zoning ordinance text amendment pertaining to noncommercial livestock barns and eliminating an inconsistency for farm subdivision was reviewed. The height change from 25 feet to 28 feet was considered negligible for barns. The change in the farm subdivision was considered removing a redundancy.

On a motion by Welk/Bowermaster, the PC voted unanimously to recommend the Supervisors adopt the ordinance as submitted by the Solicitor.

Potter briefed the PC on another potential text amendment pertaining to allowing film production activities in the R-1 zone. Sight & Sound is expanding into movies and is exploring the option of building sound stages on a property they own along North Star Road.

There being no further business before the PC, the meeting adjourned at 7:30 p.m.

Judith Willig
Recording Secretary