

Minutes
Strasburg Township Planning Commission
November 11, 2024

The Strasburg Township Planning Commission (PC) held their regular meeting on Monday, November 11, 2024, at 7:00 p.m. at the Strasburg Township Municipal building, 400 Bunker Hill Road. Present were Janice Bowermaster, John Fisher, Brad Leaman, Bill Potter, Terry Smith and Joshua Weaver.

Guests: Claudia Shenk, Aislynn Herbst, Carson Stoltzfus

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

Public comment was invited. There was none.

On a motion by Fisher/Bowermaster, the PC voted unanimously to approve the minutes of October 14, 2024, as submitted.

PC2024-04, 605 Bunker Hill Road was tabled again at the request of the applicant.

CU2024-02, 35 Prospect Road, Prospect Road Associates was reviewed. Shenk, Herbst and Stoltzfus provided the following:

- A cluster development is proposed
- The subject property is approximately 18: with approximately 15 located in the Township zoned R1 and 3 located in the Borough zoned R2
- The development will be similar to the Meadows of Strasburg being constructed across Prospect Road
- There will be 30% open space in the Township portion and additional open space in the Borough portion
- It will be served by public water and sewer
- The subject property is surrounded by residential properties
- The main entrance is directly opposite Old Orchard Road in the Meadows
- There will be an emergency access drive connecting with Precision Avenue
- As part of the development, the demolition of an existing dwelling on the property is proposed
- The dwelling is on the Comprehensive Plan list of historic resources as a Level 3 structure
- The dwelling is located in a proposed stormwater management basin
- The dwelling was built in 1890 and last renovated in the 1960-70's
- The location is not ideal in the proposed design and proposed stormwater management would have to be reconfigured
- Several buildable lots could be lost if the dwelling is retained
- The actual condition and structural integrity of the dwelling have not been fully assessed by the applicant

The PC members pushed back on demolishing the existing dwelling citing recent examples of the same argument by other developers which were denied. The PC recommended removing the outbuildings, keeping the dwelling and renovating to create a "flagship" historic property at the entrance to the development. The PC also strongly recommended the applicants fully assess the structural integrity and condition of the dwelling in preparation for the upcoming conditional use hearing with the Board of Supervisors.

On a motion by Potter/Fisher, the PC voted unanimously to forward the plan to the Supervisors with a recommendation to approve the cluster development.

The PC took no action on the proposed demolition and will leave that for the Board of Supervisors to determine.

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

Judith Willig
Recording Secretary