

Minutes
Strasburg Township Planning Commission
April 13, 2015

The Strasburg Township Planning Commission (PC) held their regular meeting on Monday, April 13, 2015, at 7:30 p.m. at the Strasburg Township Municipal building, 400 Bunker Hill Road. Present were Janice Bowermaster, Donald Fisher, Gloria Folker, June Mengel and Bill Potter.

Guests: Steve Gergely, Jonathan Kliewer, David and Abigail Bollinger, Kathy and Garry Rubincam, Barbara and Joe Neustadter, Melissa Kelly of LCPC and Township Engineer Mark Deimler.

Public comment was invited. There was none.

On a motion by Folker/Potter, the minutes of March 9, 2015 were approved as submitted.

CU 2015-2 156 Sides Mill Road application of Jonathan and Ashley Kliewer to disturb steep slopes in excess of 15% presented by Steve Gergely of Harbor Engineering:

- The parcel is approximately 7.9 acres in the Rural Residential zone
- A single-family dwelling is proposed
- There is an existing area tested for septic
- It is a very steep property with slopes in excess of 25% in places
- Water bars were installed on the existing driveway
- Modified silt socks are proposed for installation in the wooded area to control runoff. They are an innovative concept and have not been tested in a real world application
- There is the required 8% slope at the base of the driveway
- Relocating the driveway or increasing grading will result in more runoff
- A seepage pit will be installed at the top of the parcel to capture runoff from the proposed dwelling and parking area
- An erosion and sedimentation plan has been submitted to the Lancaster County Conservation District
- An NPDES permit is not required
- Removal of trees will be at a minimum
- The proposed location of the house and driveway are the best solutions for a difficult topography

There were comments and questions from the audience which was comprised of neighboring property owners stating: Kliewer had logged the hillside this past winter creating a terrible water runoff situation adversely impacting the Rubincam property and potentially the roadway; who will maintain the modified silt socks and what recourse for neighbors if the runoff damages their properties; where will the Kliewers park in the winter when they can't get up their driveway; parking on the road will impede snow plowing; real concern over the viability of the proposed plan and its adverse impact the neighborhood and roadway.

Deimler stated the proposed driveway will have to be paved to stabilize it, the stormwater management escrow funds will be retained for 5 years or more to insure the viability of the modified silt socks, and that water conveyance is the Township's biggest concern. Deimler asked Roadmaster Rubincam's opinion on addressing the water situation at the roadway and he

responded two catch basins and piping under the roadway to access the stream on the south side of the road.

Mengel noted the PC's powers as an advisory body in making recommendations and that all present will be neighbors and any potential problems should be addressed early in the process.

Gergely stated his obligation is to collect water from the house and drive and he feels the plan as presented meets that obligation.

On a motion by Fisher/Bowermaster, the PC voted unanimously to recommend the Supervisors deny the application.

CU 2015-2 60 Sides Mill Road application of David and Abigail Bollinger to disturb steep slopes in excess of 15% presented by Steve Gergely of Harbor Engineering:

- The parcel is approximately 11.8 acres in the Rural Residential zone
- The proposed driveway will make a loop through the woods starting at 8% for a distance and increasing up to 20% in spots
- It is a much better design over the original plan submitted in 2007 by Joseph and Barbara Esh
- The house and outbuildings will be located at the top of the hill
- A tornado several years ago removed a swath of trees and the applicants propose some more clearing to provide a large yard for their children's play area
- A retention area is proposed near the house to collect water from the house, garages and parking areas
- The same modified silt socks as mentioned in the previous application will be installed to control runoff from the driveway
- There is a culvert at the bottom of the driveway which will convey the water under the road
- An NPDES permit is required

On a motion by Potter/Folker, the PC voted to recommend the Supervisors approve the application as long as all of Deimler's comments are addressed. Fisher opposed.

Proposed zoning ordinance amendments were reviewed. On a motion by Mengel/Bowermaster, the PC voted unanimously to recommend the Supervisors adopt the draft kennel ordinance provided by Deimler with an amendment changing the minimum acreage to 20 acres. The PC will review the historic preservation and steep slope amendments at their May 11th meeting.

There being no further business before the PC, the meeting adjourned at 9:10 p.m.

Judith Willig
Recording Secretary