

Minutes
Strasburg Township Planning Commission
September 14, 2015

The Strasburg Township Planning Commission (PC) held their regular meeting on Monday, September 14, 2015, at 7:30 pm at the Strasburg Township Municipal building, 400 Bunker Hill Road. Present were Donald Fisher, Gloria Folker, June Mengel and Bill Potter.

Guests:

Gwen Newell - LCPC Planner for Strasburg Township
Roger Fry - Fry Surveying, Inc.

Public comment was invited. There was none.

On a motion by Potter/Folker, the minutes of August 10, 2015, were approved as drafted.

Christian King Storm Water Management (SWM)/Preliminary/Final Plan

Representing Christian King was Roger Fry of Fry Surveying, Inc. Mr. Fry briefly reviewed the several lot add-ons proposed to move the King Construction business for access from White Oak Road. Currently it is accessed off May Post Office Road. Mr. Fry addressed Mark Deimler's comments from his most recent letter of 9/4/15.

Gwen Newell noted that by showing the proposed future dwelling on Lot 1, it is included in the current review for land development and therefore will not need to be reviewed when the future dwelling is proposed. At such time, the review would be for the SWM plan.

Newell also noted that the drawings need to have driveway sight distances added for Lots 2 and 5.

On a motion by Mengel/Folker, the PC voted unanimously to approve forwarding the plan to the Supervisors with their recommendation to approve pending completion of addressing Mr. Deimler's comments in his 9/4/15 letter and the addition of driveway sight distances as noted above.

Fisher Lot Add-On (Regester Associates, Inc.)

There was no review at this meeting. David Fisher will be asking for a Zoning Hearing Board decision in order to have the proposed lot add-on to the John Stoltzfus tract not utilize the only subdivision/development right associated with his farm.

Subdivision and Land Development Ordinance for Strasburg Township

Gwen Newell provided the PC a tentative timetable of steps in order for the Township to be in a position to adopt a Subdivision and Land Development Ordinance at such time when the County repeals theirs (4/1/2016.).

The current deadline for adoption by the Lancaster County Planning Commission (LCPC) is 3/21/16. Because LCPC will have 45 days to review, the township will need to have a finished, clean, and not to be modified ordinance proposal by 1/29/16. That means that reviews by the Township Solicitor and the PC with subsequent approval by the Supervisors needs to be completed prior to 1/29/16.

There being no further business to come before the PC, the meeting was adjourned at 8:05pm.

Wilburn H. Potter
PC Vice Chairperson