

November 19, 2001

THESE NOTES ARE ONLY A SUMMARY OF PROCEEDINGS HELD AT A CONDITIONAL USE HEARING AND ARE NOT A TRANSCRIPT OF ANY STATEMENT OR TESTIMONY PRESENTED AT THE HEARING.

The Board of Supervisors of Strasburg Township held a conditional use hearing at its regular meeting on Monday evening, November 19, 2001, at 8:00, at the Township Municipal Building. Present were Ruth Ann Harnish, Daniel Herr, Thomas Willig, and a court reporter.

Application of **Samuel R. Stoltzfus**, 296 Mount Pleasant Road, Quarryville, to construct a single family detached non-farm dwelling on a six acre lot in the Agriculture (A) zone, owned by Amos Zook, 839 May Post Office Road, and located behind 834-838 May Post Office Road, Strasburg.

The following persons requested and were granted party status:

Arnold Martin	842 May Post Office Road	adjacent property owner
Tim Devonshire	836 May Post Office Road	adjacent property owner
Leah Rintz	830D May Post Office Road	nearby property owner

Samuel Stoltzfus testified that he wants to build a non-farm dwelling toward the south end of the property near woodland as shown on the plan presented. The barn would be moved closer to the house than shown on the plan so as to encroach on less farm land. The plan, including the driveway, would take less than one acre out of farming. The rest of the farm ground would be rented out. Robert Weaver currently leases the land. The slope of the land to be used for the dwelling and barn is about 2%; it is somewhat steeper in the wooded area.

Herr read from the engineer's report, and Stoltzfus confirmed the following additional testimony: The single family dwelling is non-farm dwelling. The tract is 6.2+ acres on the east side of May Post Office Road, currently farmland with no structures. The house to be constructed is two stories, 32'x44' with a 15.6'x20' bump-out. The barn would be for a driving horse and buggy and be 32'x40'. A sewage permit has been obtained for an on-lot septic system, and a replacement area has also been tested. There will be an on-lot well. A driveway permit has been obtained. The plan minimizes the loss of valuable farmland since most of it will continue to be farmed. The dwelling will be near other single family dwellings and therefore is appropriate. There are no further subdivisions possible for the property, so there will be no future vehicular access required. No clearing of the property is needed. The proposed use does not detract from the use and enjoyment of surrounding property. The property is not in the flood plain.

Devonshire asked if there would be any farm animals on the property besides driving horses. Stoltzfus said there would not.

Martin asked if there would be a fence behind his property and where the animals would be pastured. Stoltzfus said that the plan was to have the pasture near the barn and that he had no plans at present to fence the area behind Martin's house.

Long said there is a catch basin on Devonshire's property which releases water across the driveway sometimes. Stoltzfus will consider putting a pipe under the drive and perhaps a small catch basin.

Leah Rintz asked if there are plans for more buildings on the property for a business. Stoltzfus said there are not. This will be a residence only.

Stoltzfus testified that he understands the Section 201 of the Ordinance regarding farm impacts.

On a motion by Willig/Herr, the Supervisors unanimously approved the conditional use subject to Section 453.6 of the Zoning Ordinance, that only accessory uses customarily incidental to a residential use would be permitted on the property.

The decision will be final in 30 days.

The hearing was adjourned at 8:55 p.m.

Caroline D. Herr
Township Secretary