

January 20, 2003

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 continuation of a conditional use hearing at its regular meeting on Monday evening, January 20, 2003, at 7:45, at the Township Municipal Building. Present were Peggy Dearolf, Daniel Herr, Thomas Willig, and a court reporter.

Application of **Gary Weaver** to subdivide a 3.0 acre lot for a single-family non-farm dwelling from a 54.7 acre farm located at 822 Stively Road, Strasburg Township, PA, in the Agriculture Zone.

Mark Deimler, Strausser Surveying and Engineering, presented testimony regarding the need for a 3-acre lot which is larger than the maximum lot size in the Zoning Ordinance unless mandated by DEP. DEP has defined Strasburg Township as a high nitrate area and has delisted denitrification units as approved systems.

Applicant's Exhibit #1 - Report from Carlyle Gray Associates, consulting geologists, stating that, based on water samples, the lot size would need to be 2.76 acres not including paved and roof areas.

Act 319, Clean and Green, now permits up to a 3-acre lot to be subdivided from a farm in recognition of the nitrate issues.

Although a plan for a 2-acre lot with a plume easement was submitted, LCPC has interpreted their requirement that each lot be self-sufficient for water and sewer as not allowing easements for sewage dispersal.

On a motion by Willig/Herr the Supervisors voted unanimously to grant the conditional use for a 3-acre lot with the condition that only 1 lot may be subdivided from the remaining farm.

The hearing concluded at 8:00 p.m.

Caroline D. Herr
Township Secretary