

July 7, 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 conditional use hearing at its regular meeting on Monday evening, July 7, 2003, at 8:00, at the Township Municipal Building. Present were Peggy Dearolf, Thomas Willig, and a court reporter. Daniel Herr took no part in the hearing or the decision to avoid any possibility of a conflict of interest since he has represented the applicants as their attorney on other matters.

Application of **Amos E. & Lovina F. Beiler**, 826 May Post Office Road, to subdivide a 5-acre lot and a 2-acre lot off an existing 42.4 acre tract in the Agriculture zone. Both lots are for single-family non-farm dwellings.

Derek Potter, Harbor Engineering, presented the plan for the Beilers. The 5-acre lot has had banks cut down along the road to improve sight distance. The 2-acre lot is allowed in the Ag zone, but the Beilers have obtained a variance for the 5-acre lot from the Zoning Hearing Board. The conditions on the variance require that the existing trailer be removed from the remaining land. The existing driveway must be combined with the new shared driveway so there is only one entry onto May Post Office Road. The new driveway is the only place with adequate sight distance. PA DOT sight distance requirements are met at that point. The driveway is to be designed as a private street if permitted by LCPC. If not, it will be a shared driveway. In the Rural Residential zone, which is on either side of the Beiler property, there is no limit on lot size and residential use is permitted. Katie Mae and John King, daughter of the Beilers, will live on the 5-acre lot. Amos and Lovina Beiler will move onto the 2-acre lot sometime in the future. The tree line and wooded area on the remaining lot will be maintained. The lots will be served by wells and septic fields which have not been dug yet until permission is received for the lots.

Beiler testified that no house will be built on the 2-acre lot in the near future. These are the only lots that may be subdivided. About 35 acres will remain. The 5-acre lot is needed because there is a 14% grade from the road and about three acres of land is in that area and it is bound on the north by a wooded area. The flatter portion of the lot is at the back. The 5-acre lot aligns with the adjacent rural residential lot. The driveway will be paved. LCPC will do stormwater requirements. The driveway permit must be obtained from PA DOT, and stormwater runoff from the driveway will be addressed by the state. If the conditional use is granted, the cut down bank will be seeded after the drive is put in.

On a motion by Dearolf/Willig, the Supervisors granted the conditional use subject to the conditions of the variance and compliance with the application and testimony presented.

The hearing was completed at 8:25 p.m.

Caroline D. Herr
Township Secretary