

**Minutes**  
**Strasburg Township Planning Commission**  
**October 11, 2021**

The Strasburg Township Planning Commission (PC) held their regular meeting on Monday, October 11, 2021, at 7:00 p.m. at the Strasburg Township Municipal building, 400 Bunker Hill Road. Present were Janice Bowermaster, June Mengel, Bill Potter and alternate Judy Willig

Guests: Township Engineer Mark Deimler, Porter Stevens

The meeting was called to order at 7:00 p.m.

Public comment was invited. There was none.

On a motion by Mengel/Bowermaster, the PC voted unanimously to approve the minutes of September 13, 2021 as submitted.

Sewage Planning Module for 130 Strubel Road was reviewed. Deimler presented the following:

- A second dwelling is proposed
- The parcel is zoned Rural Residential
- The parcel is approximately 10.4 acres
- No further subdivision is proposed

On a motion by Mengel/Willig, the PC voted unanimously to forward the module to the Supervisors with a recommendation to approve on condition all comments of Solanco Engineering letter of October 8, 2021 are satisfied.

Stevens, Lancaster County Planning Department (LCPD), was present to discuss the proposed text amendment ordinance pertaining to density and the creation of a new R-2 zone and his draft review notes for the proposed ordinance dated October 5, 2021.

In his review, he recommended: the Township consider increasing the density in the R-1 and R-2 zones to 5.5 in accordance with LCPD guidelines; add more land to the Urban Growth Area (UGA) to offset the removal of the approximately 60 acre preserved farm being removed; have approvals by Special Exception rather than Conditional Use.

Deimler commented: the increase of dwelling density in the Gateway North zone from 10 to 18 per acre offsets many losses by the 4 unit/acres proposed in the R-1 and R-2 zones; the Conditional Use process gives the Supervisors more influence on design than a Special Exception would allow.

PC members thanked Stevens for attending and for his thoughtful review of the proposed ordinance. They commented the ordinance has been given a lot of thought and planning over the last year or more with continuing revisions due to feedback from the Supervisors and internal discussions. They agreed: the Conditional Use process was an important factor which should not be changed, adding additional land to the UGA is very difficult due to the quality of

soils immediately surrounding the Borough of Strasburg and opposition to rezoning land zoned Agricultural; increasing the density in R-2 to 5.5 may be acceptable to the Supervisors.

On a motion by Potter/Mengel, the PC voted unanimously to recommend adoption of the ordinance to the Board of Supervisors with an additional recommendation to increase the density in R-2 to 5.5 units per acre in the overall interest of the Township and County.

There being no further business before the PC, the meeting adjourned at 7:45 p.m.

Judith Willig  
Recording Secretary