

Minutes
Strasburg Township Planning Commission
March 14, 2022

The Strasburg Township Planning Commission (PC) held their regular meeting on Monday, March 14, 2022, at 7:00 p.m. at the Strasburg Township Municipal building, 400 Bunker Hill Road. Present were Janice Bowermaster, John Fisher, Brad Leaman, Bill Potter, Terry Smith, Joshua Weaver and Cindy Welk.

Guests: Steven Fisher, John Williamson, Brad Campbell, Pat Morrison, Jim Rose

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

Public comment was invited. There was none.

On a motion by Fisher/Weaver, the PC voted unanimously to approve the minutes of January 10, 2022 as submitted.

Application of Steven S. Fisher, 116C S. Ronks Road, for a conditional use to operate a temporary farm-related business. John Williamson – TeamAg and Fisher offered the following:

- Fisher is a member of Sunny Acres Produce Co-op
- There are 12-14 members of the co-op
- Construction of a new distribution center in Leacock Township has been delayed
- The co-op asked Fisher for use of his property from May-December 2022 as a stopgap measure
- No new construction is proposed
- No outside storage
- No retail sales
- No sign
- One full-time and one part-time employee of the co-op; 10-15 employees of Fisher in the greenhouses
- 4-6 trucks per day will make deliveries and pick up packaged goods
 - 2 pickup trucks with trailers between 6-7:00 am deliver produce
 - 2 refrigerated box trucks between 9-10:00 am pick up packaged produce
 - 1 tractor-trailer truck per week
- Hours of operation are 6:00 am – 5:00 pm Monday-Friday; 6:00 am – noon Saturday
- The shared driveway is 9 feet wide
- Due to topography, a pull-off is not feasible between S. Ronks Road and the curve
- There is a pull-off located between the curve and the farm buildings
- Traffic meeting on the driveway necessitates one vehicle backing up to make way
- There is no formal maintenance agreement for the shared driveway
- Complaints about headlight glare and speed have been addressed with the drivers to everyone's satisfaction

Campbell stated he has a good relationship with Fisher and has had no issues with the current traffic to the farm. He has no objection to the proposal as long as it is temporary.

On a motion by Fisher/Weaver, the PC voted unanimously to forward the plan to the Supervisors with a recommendation to approve on condition all comments of Solanco Engineering letter of February 3, 2022 are satisfied, hours of operation and delivery/pickup times are as stated tonight.

Patrick Morrison – Director of the Railroad Museum of PA and Jim Rose – Friends of the Railroad Museum board presented preliminary sketches for a “Corral Shed” to house restored engines:

- The shed will be an open-sided steel structure 30 x 180 x 21.5
- Location meets setback requirements
- Appearance is harmonious with the proposed roundhouse and design guidelines

The PC members were pleased with the appearance and appreciated the proactive presentation of the concept. They had no comments or concerns about the proposed structure.

There being no further business before the PC, the meeting adjourned at 8:00 p.m.

Judith Willig
Recording Secretary