

Minutes
Strasburg Township Planning Commission
April 11, 2022

The Strasburg Township Planning Commission (PC) held their regular meeting on Monday, April 11, 2021, 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: Jason Shaner, Amos Fisher, John Fisher, Pat Morrison, Jim Rose, Andrew Mellinger, Elvin Engel

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

Public comment was invited. There was none.

On a motion by Fisher/Smith, the PC voted unanimously to approve the minutes of March 14, 2022 as submitted.

CU2022-02 914 Orchard Road. Application of Amos L. and Rachel Fisher, same address, for a farm-related business in the Agricultural zone. Shaner and Fisher offered the following:

- A revised plan showing the driveway shifted west to a common property line
- Fisher owns both properties and the driveway will service both
- The formerly proposed parking and loading areas swapped places
- There will be no outside storage
- Wholesale manufacture of horse collars
- Family operated with one or two outside employees
- Hours of operation will be 6:30 am to 4:30 pm Monday-Friday. Occasional Saturday hours from 7:00 am to noon
- No retail sales
- UPS trucks daily, large truck once a week and employees arriving/departing daily
- A diesel generator used during hours of operation will be in an attached block building and modified to reduce noise
- There is adequate space for truck turnaround
- There will be no stacking of trucks
- Neighboring properties owners have been contacted and have no opposition to the business
- The building can be converted to agricultural use if business ceases to operate

On a motion by Fisher/Smith, 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 March 24, 2022 are satisfied.

Morrison and Rose presented elevations and information on a proposed pole building at the Railroad Museum of PA:

- The building will be at the rear of the Museum

- It will be used as an exterior surface and attachments finishing workshop for locomotives in the collection
- There will be no painting done in the building
- It will be a simple, single bay metal building similar to an existing pole building
- Concrete will be poured between the rails to protect against spills
- Impervious coverage is not exceeded
- Setback requirements are satisfied
- It will not be visible from the street

They also provided an updated look for the front Corral along Route 741 presented at the March meeting. It has a more train station-like appearance.

The PC was pleased with the proposed building and the updated Corral.

Engel, John and Amos Fisher presented draft elevations and design for proposed changes to 404 Hartman Bridge Road in the Gateway North zone (GN):

- There is an existing brick rancher on the property
- A 50x64 two-story addition is proposed at the rear of the existing rancher
- The existing rancher will have the roof raised to align with the addition
- The brick façade will remain in place
- The second story will have dormers, vinyl siding and a metal roof
- The addition will be finished with vinyl siding and a metal roof
- The main entrance will be on the north side of the addition
- Parking will be in the rear

Potter briefed the new PC members on the original intent of the GN to have new and substantially renovated exteriors consistent with the architectural qualities of Strasburg Borough. This is a renovation, not new construction, along a stretch of buildings built in the 1960's and not easily adapted to the Colonial and Federal styles dominant in the Borough. After discussion and consideration of these factors, the PC was comfortable with the proposed design.

PC2022-01, 127 Herr Road sewage planning module was reviewed. Mellinger answered questions about the location of the proposed new dwelling and history of the property. On a motion by Fisher/Bowermaster, the PC voted unanimously to approve completion of Component 4A and forwarding to the Supervisors for final execution.

Potter briefed the members about the Supervisor's decisions on two conditional use applications recently reviewed by the PC.

There being no further business before the PC, the meeting adjourned at 9:00 p.m.

Judith Willig
Recording Secretary