

August 1, 2022

The Strasburg Township Board of Supervisors held their regular meeting on Monday, August 1, 2022, at 7:30 p.m. at the Strasburg Township Municipal Building, 400 Bunker Hill Road. Present were Peggy Dearolf, C. Michael Weaver and Thomas Willig; Administrator Mark Deimler; Court Reporter Brenda Witt .

Guests: David J. Fisher, Jr., David J. Fisher, Sr., Bill Potter, Doug Parkins, Daryl and Dianna Stotzfus.

The meeting was called to order at 7:30 p.m.

Public comment was invited. There was none.

On a motion by Weaver/Dearolf, the Board voted unanimously to adopt the minutes of July 5 and July 18, 2022 as submitted.

On a motion by Dearolf/Weaver, the Board voted unanimously to approve bill listings for payment: Payroll and taxes in the amount of \$9,378.53; General Fund checks #25847-25887 in the amount of \$11,404.38; Sewer Fund checks #552-558 in the amount of \$3,449.67; Escrow Fund checks #1137 in the amount of \$300.00.

On a motion by Dearolf/Weaver, the Board voted unanimously to approve the Treasurer's report as submitted.

At approximately 7:45 pm, a hearing was opened for CU2022-04, David J. Fisher, Jr., 859 May Post Office Road, seeking conditional use approval to allow subdivision of a lot and erect a non-farm dwelling on a less than 50-acre farm.

At approximately 8:20 pm, on a motion by Willig/Dearolf, the Board voted unanimously to close testimony and the hearing and render a decision granting the application. See decision for findings of fact and conditions.

Parkins presented PC2021-04, Phase 2 and 3 of the Meadows of Strasburg for conditional approval.

- Phase 1 containing 25 lots has one remaining without a signed agreement
- Phase 2 and 3 containing 54 lots are being presented at the same time
- All infrastructure will be installed this year
- Curbing and paving of Phase 2 will be completed this year
- Phase 3 curbing and paving will be done in Spring 2023
- Solanco Engineering Associates (SEA) review letter dated July 14, 2022 was reviewed

On a motion by Willig/Dearolf, the Board voted unanimously to approve the plans as submitted on condition all comments of SEA review dated July 14, 2022 are satisfied.

Daryl and Dianna Stoltzfus appeared to present a use proposal for 1350 Village Road for the Boards consideration:

- A wedding venue is proposed
- Plan to preserve the historic character of the landmark stone building
- There will be no expansion of existing impervious surface
- Would like to tie into public water and sewer which runs past the front of the property
- Approximately 150 guests would be accommodated
- A 15x40 addition to the rear of the building would contain an elevator shaft and additional bathrooms on the 2<sup>nd</sup> and 3<sup>rd</sup> floors
- There will be no full kitchen/food preparation area
- All reception activity would be conducted inside the building
- Ceremonies and photography would be the only exterior activities
- Understand the majority of the property is in the FEMA floodplain and regulation apply to any earth disturbance and structures
- Have been looking for a venue for quite a while and think this is could be the perfect spot
- Understand there is a lot of planning and engineering to do, but wanted to see if the Township would have objections to their proposal before committing resources

The Board and Potter, Chairman of the Planning Commission, felt the proposal could be a good fit for this unique property. Noise, hours of operation, safe ingress and egress, floodplain and retention of the historic character were the main concerns expressed. Deimler commented any structures would require Zoning Hearing Board approval and connection to public water and sewer would require Board of Supervisor approval.

On a motion by Willig/Weaver, the Board voted unanimously to adopt Resolution 2022-12 to amend the 2022 General Fund budget for supplemental appropriations for the Strasburg Fire Company and fee in lieu of parkland.

On a motion by Willig/Weaver, the Board voted unanimously to approve applying to Lancaster County for ARPA funding toward the Creekview Drive sewer project.

On a motion by Willig/Weaver, the Board voted unanimously to increase wages for two part-time workers.

On a motion by Willig/Dearolf, the Board voted unanimously to approve hiring James Kreider as the new Township Roadmaster effective August 15, 2022.

On a motion by Willig/Dearolf, the Board voted unanimously to approve an ECHO housing agreement for 896 Winter Hill Road, Duane Rockensock.

On a motion by Willig/Dearolf, the Board voted unanimously to approve deferral of plan processing and sewage planning module for John M. Esh, 122 Krantz Mill Road, to Providence Township.

On a motion by Willig/Dearolf, the Board voted unanimously to ratify and affirm Refton Community Fire Company (RCFC) request for Quarryville Fire Company fire police assistance on July 30th for the "ABATE Ride to Thrive" fundraising motorcycle ride.

On a motion by Willig/Dearolf, the Board voted unanimously to approve Quarryville Borough Council's request for RCFC fire police assistance at the Solanco Fair Parade September 14, 2022 with a rain date of September 15, 2022.

The Board reviewed Zoning Hearing Board applications for August 9<sup>th</sup>. They took no position on 510 Twin Elm Road, opposed 265 Herr Road and will oppose 931 N. Old Road if the proposed conditions are not accepted by the applicant.

The Zoning Officer reports fourteen permits issued with receipts in the amount of \$10,535.70

The Sewage Enforcement Officer reports one perc test and one inspection performed; one permit issued with receipts in the amount of \$450.00.

There being no further business before the Board, the Supervisors adjourned at 10:45 p.m.

Judith G. Willig  
Township Secretary