

**Minutes**  
**Strasburg Township Planning Commission**  
**October 10, 2022**

The Strasburg Township Planning Commission (PC) held their regular meeting on Monday, October 10, 2022, at 7:00 p.m. at the Strasburg Township Municipal building, 400 Bunker Hill Road. Present were John Fisher, Bill Potter, Terry Smith, Joshua Weaver, Janice Bowermaster, and Brad Leaman.

Guests: Brian Gilbert (SEA), Jason Shaner (Impact Engineering), Rick Jackson (ELA Engineering), Ben King, David Fisher Jr., Amos L. Fisher

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 September 12, 2022, as submitted.

PC2022-02: Land Development and SWM Plan, 859 May Post Office Road, David J. Fisher, Jr.

- Jason Shaner shared site maps and discussed zoning and septic approvals.
- Reviewed Solanco letter
  - Text will be moved from sheet 1 to sheet 3 for legibility
  - Sewer review scheduled with Marvin Stoner, SEO
- On a motion by Fisher/Bowermaster, the PC voted unanimously to move the plan to the supervisors with the condition that all outstanding issues in the SEA letter of 10/10/22 (Review #2) are reviewed and completed.

PC2022-03: Land Development and SWM Plan, 914 Orchard Road, Amos L. Fisher

- Jason shared maps and discussed the approval of the zoning hearing board to manufacture in the ag district
- Reviewed driveway and parking changes using adjacent property.
- Discussed SEA recommended approvals, and waivers for 304A, 403.G.2, and 403.G.4
- Marvin Stoner, SEO, to provide sewage plan
- Reviewed stormwater comments
- On a motion by Leaman/Smith, the PC voted unanimously to move the plan to the supervisors with the condition that all outstanding issues in the SEA letter of 10/10/22 (Review #3) are reviewed and completed.

CU2022-05: Conditional Use Application of Hartman Bridge LLC, for a mixed-use development and alteration of slopes at 307 Hartman Bridge Road.

- Rick Jackson shared updated information since the last meeting with any discussion comments
  - Tidy up plan details - Property owner names added to plans
  - HVAC are now roof mounted and will be screened from view

- Dewatering of basins would occur within township requirements (72 hours for large rain events & 24 hours for small rain events) and will be monitored.
- Additional dumpsters; one in front of building A and one in front of Building C, displacing three parking spaces.
- Add an additional street light at the intersections of Merchant Drive and Herr Road and also at the intersection of Herr Road and Hartman Bridge Road. Bollard lighting will also be installed along Herr Road between Hartman Bridge Road and the east end of the property for sidewalk safety.
- Extending landscape screening on NE side of property to the SE corner of the property. The fencing request for the east side of the property was considered but HBV believes a better approach is to install no trespassing signs on the east and south side of the property; would add fencing later if it was determined lessees were trespassing
- Four additional benches being added along the walking trail along added trees on the south property line
- Traffic impact study for speed control; turning lanes; waiting for township traffic engineer; adding a left turn lane from Herr Road with a lighted arrow or light timing was discussed and will be considered; consideration should be made regarding Sight & Sound traffic when a show is finished.
- Car ports details – Rick provided pictures showing the design. Adding solar panels or solar shingles are still being studied.
- Building aesthetics – Rick shared topography diagrams showing a slope of 2:1 on the west side of buildings C and D next to Hartman Bridge Road; he displayed and discussed sectional views along Hartman Bridge Road. Fire exit will no longer be on the west side of buildings C and D; all fire hallways will exit on the east side of these buildings. Questions were raised about the roof styles and flat roofs for buildings C & D. To meet the 45' roof height, the south end of building C and the north end of building D would need to have flat roofs.
- On a motion by Smith/Fisher, the PC voted unanimously to move the Conditional Use plan to the supervisors with comments from the PC.

There being no further business before the PC, the meeting adjourned at 8:28 p.m.

Joshua Weaver  
Secretary Pro Tem