

February 6, 2023

The Strasburg Township Board of Supervisors held their regular meeting on Monday, February 6, 2023, at 7:00 p.m. at the Strasburg Township Municipal Building, 400 Bunker Hill Road.

**Board of Supervisors present:** Thomas Willig, C. Michael Weaver, and Peggy Dearolf.

**Others present:** Connie Kauffman, Treasurer and Assistant Secretary, Mark Deimler, Twp. Engineer, Zoning Officer, and Administrator, Rhonda Adams, Court Reporter, Dwight Yoder, Ben Rutt, Jeff Rutt, Rob Lewis, Mark Henise, David Minno, Wilmer Smoker, Justin Welk, Samuel Zook, Enos Zook, Sarah Young, William Regal, Ivan Fisher, Isaac Fisher, Bill Potter, Janice Bowermaster, David Lapp and Crist Fisher.

1. On a motion by Dearolf/Weaver, the board voted unanimously to appoint Connie Kauffman as Assistant Secretary for the purpose of recording minutes for tonight's meeting.
2. A Conditional Use hearing was opened for CU2022-05, 307 Hartman Bridge Road, for approval to develop two tracts of land with a mixed-use development and to alter slopes in excess of fifteen percent. On a motion by Willig/Weaver, the board voted unanimously to ...
  - Rob Lewis, attorney for Hartman Bridge Village, requested an extension of the time limitation in Section 704.6 of the Strasburg Township Zoning Ordinance. On a motion by Weaver/Dearolf, the board voted unanimously to grant the requested relief from Section 704.6.
  - Richard L. Jackson was sworn in as a Vice President of Landscape Architecture from ELA Group, Lititz. On a motion by Dearolf/Weaver, the board voted unanimously to recognize Richard L. Jackson as an expert in his field. Jackson highlighted changes such as extended landscape screening, intersection lighting and road improvements. He recommended a six-foot shoulder for Amish buggies and eleven-foot travel lanes as well as other road intersection and traffic signal timing changes.
  - Mark Henise was sworn in as a Director of Transportation from ELA Group, Lititz. On a motion by Weaver/Dearolf, the board voted unanimously to recognize Mark Henise as an expert in traffic engineering. Henise recommended improvements to the surrounding roads and intersections as well as traffic signal timing changes.
  - Dwight Yoder asked about the Hartman Bridge and Herr Roads level of service chart.
  - Ivan Fisher, 249 Herr Road, asked if six foot was sufficient for a buggy.
  - Weaver asked about the 1,357 vehicle trips per day with the construction of two hundred apartments.
  - David Minno was sworn in as an Architect with Minno & Wasko Architects. On a motion by Weaver/Dearolf, the board voted unanimously to recognize David Minno as an expert in architecture. Minno explained the developer's intention to place solar panels on carport roofs to drive the development lighting and all the buildings satisfy the Zoning Ordinance design requirements.
  - Ivan Fisher asked if the buildings will have sprinklers.
  - Dearolf asked if fire equipment can accommodate the height of the buildings.
  - Weaver asked about apartment building changes, materials, signage and the reduction in commercial space.
  - Dwight Yoder presented Township Exhibit 1 Proposed Conditions which includes the requirement that architectural features replicate what the developers are showing.
  - William B. Regal, Vice President of Land with Keystone Custom Homes was sworn in and agreed that he would be bound to the 2016 Traffic Signal Maintenance Agreement.
  - Ivan Fisher made a statement that a six-foot buggy lane does not give much space on either side and Herr Road may not be solid enough to handle all the traffic. Deimler replied

the eleven-foot travel lane will be the extra width that is needed. There is seventeen feet of cartway for two vehicles to use.

- Willig asked about curbing.
- On a motion by Dearolf/ Weaver, the board voted unanimously to close the record.
- On a motion by Weaver/Dearolf, the board voted unanimously to take the matter under advisement and render a decision on March 6, 2023.

A break was taken at 9:24 p.m.

The meeting reconvened at 9:32 p.m.

3. A Conditional Use hearing was opened for CU2022-06, 404 Hartman Bridge Road, for approval to operate a harness shop as an agricultural support and light industrial business. At the written request of the applicant, on a motion by Weaver/Dearolf, the board voted unanimously to continue the hearing until March 6, 2023.
4. There were no public comments.
5. On a motion by Dearolf/Weaver, the board voted unanimously to approve the minutes of January 3, 2023, as submitted.
6. On a motion by Dearolf/Weaver, the board voted unanimously to approve the bill listings and payments of Payroll, 401(a), taxes and fees in the amount of \$22,199.50, General Fund checks #26112-26172 in the amount of \$80,935.84, ARPA Fund check #1012 in the amount of \$10,000.00, Escrow Fund checks #1149-1153 in the amount of \$70,369.64, Sewer Fund checks #582-584 in the amount of \$2,178.32.
7. On a motion by Weaver/Dearolf, the board voted unanimously to approve the Treasurer's report.
8. Deimler informed the board of a proposal by Leon Lapp for a manufacturing business on the parcel located at the corner of White Oak Road and Beaver Valley Pike. The supervisors were not in support and would rather see something residential at that location.
9. On a motion by Weaver/Dearolf, the board voted unanimously to grant the sewer capacity request of Glenn Wimer for 1535 Village Road within the Urban Growth Boundary.
10. On a motion by Dearolf/Weaver, the board voted unanimously to authorize the Treasurer to sign all documents required to set up a Municipay account to accept online water and sewer payments.
11. On a motion by Weaver/Dearolf, the board voted unanimously to adopt Resolution 2023-05 amending the 2023 General Fund budget to provide supplemental appropriations of the ARPA Fund for the Strasburg Playground Association
12. On a motion by Dearolf/Weaver, the board voted unanimously to authorize ELA Group and the township secretary to put the Creek View Lane sewer project out to bid.
13. On a motion by Weaver/Dearolf, the board voted unanimously to authorize the Roadmaster to sign the G.L. Sayre Peterbilt and Lancaster Truck Bodies customer quotes to purchase a 2024 Model 548 Peterbilt Dump Truck in the amount of \$133,367.00 with a Lancaster Truck Bodies' dump body including a plow and salt spreader in the amount of \$90,785.00. The truck lettering will be with the new township logo.

14. Willig advised the board that the township building is too small to handle the elections. The township has to request the use of Refton Community Fire Company as an additional location. This item will be tabled pending direction from the County.
15. On a motion by Dearolf/Weaver, the board voted unanimously to amend the agenda to add, "Consider a request for Fire Police assistance for the Bart Township Fire Company Mud Sales on March 4 and March 18, 2023" and to approve the request.
16. On a motion by Weaver/Dearolf, the board voted unanimously to ratify and affirm approval of the Refton Community Fire Company 2023 calendar of events.
17. On a motion by Weaver/Dearolf, the board voted unanimously to ratify and affirm approval of a letter of support to Pennvest for 331 May Post Office Road
18. On a motion by Weaver/Dearolf, the board voted unanimously to acknowledge receipt of the petition of Jonas M. and Rebecca K. Ebersol to add Parcel ID# 580-47340-0-0000 into the Township ASA and approve utilizing the 180-day option. This parcel is located at 378 Bunker Hill Road.
19. On a motion by Weaver/Dearolf, the board voted unanimously to authorize the Chairman to sign the Tax Claim Bureau 2022 Certification of Uncollected Real Estate Taxes.
20. On a motion by Weaver/Dearolf, the board voted unanimously to approve the Refton Community Fire Company Fire Police assist the Strasburg Fire Company at their mud sale February 25, 2023.
21. On a motion by Weaver/Dearolf, the board voted unanimously to reduce the escrow for 304 Sawmill Road in the amount of \$26,608.99. The remaining balance will be \$6,535.16.
22. On a motion by Weaver/Dearolf, the board voted unanimously to reduce the escrow for 320 Sawmill Road in the amount of \$5,351.70. The remaining balance will be \$1,284.00.

**DEPARTMENTAL REPORTS:**

Zoning Hearing Board:

- A request for a variance to exceed the maximum lot size for a residential lot subdivided from a lot zoned AG at 605 Bunker Hill Road was discussed with no opposition by the board.
- A request for a special exception at 1428 Lime Valley Road to operate a short-term rental was briefly discussed with no opposition by the board.
- A request for a variance to exceed the number of new dwellings to allow extended family unit at 606 Bunker Hill Road was discussed. Marvin Stoner, the Township SEO, denied their sewage permit. The owners will be appealing the denial. There was a discussion about how many dwelling units are existing on the property currently.

With no further business to discuss, the board adjourned the meeting at 10:40 p.m.

Respectfully submitted,

Connie Kauffman, Assistant Secretary