

June 5, 2023

The Strasburg Township Board of Supervisors held their regular meeting on Monday, June 5, 2023, 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; Treasurer Connie Kauffman.

Guests: Deryl Stoltzfus, Keith Good, Bill Potter, Dawn and Bob Wiker, Molly Hughes, Allison Fisher, Ron Rineer

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

Consider a motion to amend the agenda to include the Hershey Farm request for a Waiver of Land Development per their reconstruction.

Keith Good - CGA, and Stoltzfus - Hershey Farm, presented the restaurant reconstruction plan as supporting material for the waiver request.

- A one-story restaurant is proposed with a gift shop and café
- There is a slight increase in impervious surface
- The existing stormwater management is sufficient to handle the increased flow
- The new design enables better, more efficient use of the property
- The requested waiver will expedite the building process and enable to business to get back in operation
- A Zoning Hearing Board approval of a special exception to operate a temporary tent will not be necessary

Potter, Chairman of the Township Planning Commission (PC), stated the PC reviewed the proposal and had no objections as presented.

There was some discussion on the exterior appearance. Though zoned HC, it is surrounded by the GN which has design guidelines. Good is working on elevations now. Stoltzfus commented the style will be "modern farmhouse". Weaver and Potter both expressed a desire to see elevations and provide feedback.

On a motion by Weaver/Dearolf, the Board voted unanimously to grant the requested waiver of land development.

Public comment was invited. There was none.

On a motion by Weaver/Dearolf, the Board voted unanimously to adopt the minutes of May 1 and May 15, 2023 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 \$14,676.02; General Fund checks #26294-26348 in the amount of \$228,773.63; Sewer Fund checks #598-610 in the amount of \$15,034.50; Escrow Fund checks #1155-1157 in the amount of \$76,699.59.

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

Dawn and Bob Wiker appeared with other family members to ask the Board's opinion on a proposed use for Parcel ID #5801743500000 in the Gateway North (GN) zone adjacent to the Hartman Bridge Village LLC development.

- The parcel is approximately 7 acres
- Would like to subdivide 4 or more lots for their children to build homes
- The road frontage would be commercial use
- A rough sketch plan was presented showing a cul-de-sac and 6-7 lots

A lengthy discussion ensued with the following points made by the Board and Deimler:

- Residential development is not permitted in the GN
- The Township desires to retain all of its limited commercial space
- Another property in GN came to ask permission to build a second dwelling on his lot. He was supported in his request to build a dwelling, but the existing dwelling could only be used for commercial purposes. That way there was no increase in residential density
- Access to any rear lots would be a private lane and not dedicated to the Township
- Public water and sewer will most likely be required by DEP
- 3 or more acres of the parcel will need to be kept available to make a commercial use feasible
- Consulting a land planner was recommended to put together a plan showing sufficient lot size for houses, a commercial building, parking, access drive, etc.

The Board thanked the Wiker's for coming in and affording them an opportunity to share their thoughts and concerns.

Hughes, Red Barn Consulting, presented the stormwater management plan for 137 Main Street, Refton.

- Proposed driveway will be one-way with entrance on Refton Road and exit on Main Street

- There will be 14 parking spaces in front of the building and 4 at the rear of the property
- Infiltration for stormwater management will be under the parking lot and is sufficient for all flows
- There will be a landscape buffer along Refton Road

On a motion by Weaver/Dearolf, the Board voted unanimously to conditionally approve the plan as long as all comments in Solanco Engineering letter of May 29, 2023 are satisfied.

On a motion by Dearolf/Weaver, the Board voted unanimously to adopt Resolution 2023-09 designating the use of non-vested employer contributions to the defined contribution retirement plan which have been forfeited as of the date of this Resolution to pay future employer contributions. Previous Roadmaster James McGhee quit before he was vested and the money contributed toward his 401(a) became forfeit.

ARPA fund allocation was discussed. Kauffman reported there is approximately \$396,000.00 in the fund. She provided a list of possible recipients and their requests. The Board wishes to use the funds to assist programs not usually considered for donations like the LCAA, Community Park, food banks, etc. as well as supplementing annual donations to the fire companies. No final decisions were made.

On a motion by Dearolf/Weaver, the Board voted unanimously to approve reduction of Kore Fisher's financial guarantee by \$74,399.59. The retained balance will be \$13,178.37.

SWM2023-03, 179 Sides Mill Road was tabled at the request of the applicant.

The bid tabulation and recommendation letter provided by ELA Group for the Creek View Lane sewer project was reviewed. On a motion by Dearolf/Weaver, the Board voted unanimously to award the project to DH Funk & Sons LLC as the lowest bid with a complete bid package submission in the amount of \$382,060.00. Construction could start as early as July. The secretary will send a notice to the affected property owners. Final cost to the properties will be assessed once all of the work is completed.

On a motion by Dearolf/Weaver, the Board voted unanimously to approve the reduction of Surety Bond No. 233001, Meadows at Strasburg Phase 1, in the amount of \$208,441.30. The remaining balance will be \$264,912.32.

On a motion by Dearolf/Weaver, the Board voted unanimously to approve the reduction of Surety Bond No. 246192, Meadows at Strasburg Phase 2 & 3, in the amount of \$520,604.47. The remaining balance will be \$1,007,861.30.

On a motion by Dearolf/Weaver, the Board voted unanimously to approve the use of the Township Building for a one-room schoolhouse tour on June 14th at 2:00 pm and parking lot June 7th from 5:30 until 8:00 pm for LS Girl's Youth Softball team.

On a motion by Dearolf/Weaver, the Board voted unanimously to ratify and affirm authorizing the secretary to advertise an open position.

Updating the Historic Resource list in the Comprehensive Plan was discussed. The Secretary was directed to contact Historic Preservation Trust and request a proposal.

The Township received a grant from the PFBC for the construction of a boat ramp on the Pequea Creek at the Township Park. Rineer stated he was glad the Township applied for and received the funding and asked about stocking the Creek with trout. Water quality would need to be assessed. Construction is tentatively scheduled to begin in Spring 2024. A permit from DEP is required and final engineering has to be completed. The offer from PCWA to assist in landscaping was gratefully accepted.

The Zoning Officer reports thirty-eight permits issued with receipts in the amount of \$7,786.26

The Sewage Enforcement Officer reports one perc test performed and one permit issued with receipts in the amount of \$720.00.

The Board took no position on any of the Zoning Hearing Board applications.

There being no further business before the Board, the Supervisors adjourned at 10:00 p.m.

Judith G. Willig
Township Secretary