

July 3, 2023

The Strasburg Township Board of Supervisors held their regular meeting on Monday, July 3, 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 joined remotely; Treasurer Connie Kauffman.

Guests: David Bollinger, Sheila O'Rourke, Jason Shaner, John E. and Amos S. Fisher, John D. Fisher, Isaac E. Fisher, Lindsay Casadei, Esq.

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 June 5, 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 \$17,007.35; General Fund checks #26349-26377 in the amount of \$51,298.86; Sewer Fund checks #611-615 in the amount of \$3,952.04; Escrow Fund checks #1158-1159 in the amount of \$678.45.

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

On a motion by Weaver/Dearolf, the Board voted unanimously to approve land Development Plan PC2023-04, 404 Hartman Bridge Road, Fisher's Harness Shop and the requested deferral of sidewalk installation on condition all of the comments contained in Solanco Engineering's June 12, 2023 review are satisfied. The Board was satisfied with the color choices submitted and requested the substitution of native species of trees in the proposed landscaping design.

John D. Fisher and his counsel, Lindsay Casadei, appeared to ask the Board's opinion on a proposed use/rezoning of a property located in the Gateway North (GN) zone.

- The subject property is identified as Parcel ID 5804897500000
- The subject property is approximately 14.8 acres
- A subdivision of 2 lots is proposed: One 3.75 acre and one 8.826 acre
- John is interested in the 3.75-acre lot to move his businesses
- He manufactures doors as Beechwood Woodworks
- He designs and builds agricultural buildings as Precise Builders

- Currently operating in Bird-in-Hand
- Would the Board support rezoning the 3.75-acres as Industrial (Ind)?
- Properties across the street on North Star are zoned Industrial

Deimler commented light industrial is permitted in the GN, but the contracting business is only permitted in the Ind zone. He is concerned about fracturing the GN zone and recommended the Board instead support a variance for John's use. The Board expressed interest in the proposed use and requested John prepare a sketch plan with elevations and come back to the Township.

Bollinger appeared with his counsel, Sheila O'Rourke, to present additional information on his application to the Zoning Hearing Board for a short-term rental as 2034 Beaver Valley Pike. He will enter into an agreement of sale for 25% of his property to the Glick's whose farm surrounds the property. That will make them equitable owners and enable the operation of the short-term rental. The Board adjourned for an executive session to discuss the new information.

The Board reconvened at 8:45. The Board still cannot support the application. It does not comply with the intent of the ordinance. The proposal is a workaround and sets a dangerous precedent.

Marshall Miller, Ragnar Relay PA, joined remotely to request approval to use Township roads for a foot race scheduled for October 13-14, 2023.

- The same request has been submitted to Paradise and East Lampeter Townships
- Approximately 120-130 runners will be in the Township from approximately 7:00 pm 10/13 to 12:30 am 10/14
- There will be no road closures
- PADOT approval will be obtained
- All runners have reflective vests, headlamps and taillamps for visibility

The Board expressed concerns with the portion of the route on Route 896. It is a very heavily traveled road and recommended Miller use Bachmantown Road to Ronks Road instead. Miller will take a look and see about the feasibility.

On a motion by Willig/Dearolf, the Board voted unanimously to approve the use of Township roads for the race with that recommendation.

On a motion by Weaver/Dearolf, the Board voted unanimously to adopt Resolution 2023-11 to appropriate funds in the 2023 General Fund Budget for the Creekview Lane Sewer Extension Project.

On a motion by Dearolf/Weaver, the Board voted unanimously to adopt Resolution 2023-12 per document destruction.

On a motion by Willig/Dearolf, the Board voted unanimously to enter into a contract with the Historic Preservation Trust to update the list of historic resources in the Comprehensive Plan.

On a motion by Dearolf/Weaver, the Board voted unanimously to approve the Refton Community Fire Company Fire Police assist at the Solanco Fair Parade on September 21, 2023.

The ARPA allocation discussion was continued. Kauffman provided an updated list of requests for the Board's consideration. The Board wants to get more information from the Refton Fire Company before making any final determinations.

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

Two bids were received for replacing the barn doors at the Park. Due to the amount of the quotes, a third quote must be obtained. The Secretary had contacted Blue Ridge Builders and Lancaster Pole Buildings with no response. It was suggested to contact Precise Builders. On a motion by Dearolf/Weaver, the Board voted unanimously to authorize the Secretary to award the work to the lowest bidder once the third quote is received.

The Zoning Officer reports fifteen permits issued with receipts in the amount of \$4,935.40.

The Sewage Enforcement Officer reports four perc tests performed and two permits issued with receipts in the amount of \$3,985.00.

At 10:10, the Board adjourned for an executive session to discuss legal issues.

At 10:25, the Board reconvened and directed the Secretary to notify the Township Solicitor of their wish for her to attend the Zoning Hearing Board meeting on July 11th in opposition to the Bollinger application.

There being no further business before the Board, the Supervisors adjourned at 10:30 p.m.

Judith G. Willig
Township Secretary