

Minutes
Strasburg Township Planning Commission
August 14, 2023

The Strasburg Township Planning Commission (PC) held their regular meeting on Monday, August 14, 2023, at 7:00 p.m. at the Strasburg Township Municipal building, 400 Bunker Hill Road. Present were Janice Bowermaster, John Fisher, Bill Potter, Terry Smith, Joshua Weaver and Cindy Welk.

Guests: Tim Trostle- Strausser Engineering, Aaron Esh

The meeting was called to order at 7:00 p.m.

Public comment was invited. There was none.

On a motion by Weaver/Smith, the PC voted unanimously to approve the minutes of June 12, 2023 as submitted.

CU2023-02, 122 Krantz Mill Road, Aaron E. Esh, was reviewed. Trostle and Esh provided the following:

- Esh resides at the subject property, owned by his father, John Esh
- The PC deferred a previous plan to Providence Township, as all of the activity occurred there
- An inspection of the work noted above brought an operating business to light
- Esh wants to come into compliance
- Has been in operation for over 6 months
- Lower level of an existing barn has been converted to a farm equipment repair facility
- A large, concrete barnyard has been removed
- An existing concrete pad will be fenced in for outside storage
- No new buildings are proposed
- Forklifts, skid loaders and construction equipment are brought in for repair by a flatbed trailer
- All traffic will be one-way: left in/left out only
- 90% of repair work has been on farm equipment, but most of it is considered earthmoving equipment
- Hours of operation are Monday-Friday 6:30 am-5:00 pm
- There are 2 employees: Esh and one other
- UPS, FedEx and flatbed deliveries are the only traffic
- No retail sales
- Solanco Engineering review letter dated July 19, 2023 was gone over point by point
- A waiver of the 15-foot screening strip will be requested as the area is currently in stone and macadam
- Most of the items have been addressed already

The PC had concerns about delineating the delivery area from the road and suggested the installation of a curb with reflectors at each end. This will clearly mark the designated parking and delivery spaces. Esh thought that was a good idea and will accept that as a condition. On a motion by Smith/Fisher, the PC voted unanimously to forward the Conditional Use application for a farm-related business to the Supervisors with a recommendation to approve as long as all comments of Solanco Engineering letter of July 19, 2023 are satisfied and the installation of curbing is included as a condition

Proposed Ordinance #118 was reviewed and discussed. There are two parts: one corrects a text amendment to the setback chart for cluster developments; the other closes a loophole in the short-term rental section by clearly defining ownership and residency.

On a motion by Fisher/Bowermaster, the Board voted unanimously to forward the ordinance to the Supervisors with a recommendation to adopt as submitted.

There being no further business before the PC, the meeting adjourned at 8:00 p.m.

Judith Willig
Recording Secretary