

**Minutes**  
**Strasburg Township Planning Commission**  
**December 11, 2023**

The Strasburg Township Planning Commission (PC) held their regular meeting on Monday, December 11, 2023, at 7:00 p.m. at the Strasburg Township Municipal building, 400 Bunker Hill Road. Present were Janice Bowermaster, John Fisher, Brad Leaman, Bill Potter, Terry Smith, Joshua Weaver and Cindy Welk.

Guests: Ron Hershey, Mark Magrecki, Deryl Stoltzfus, Rick Jackson, Dave Minno, Jeff Rutt, Bill Briegel, Sarah Young, Mike Weaver

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

Public comment was invited. There was none.

On a motion by Smith/Bowermaster, the PC voted unanimously to approve the minutes of November 13, 2023 as submitted.

Ron Hershey, Hershey Surveying, presented PC2023-11, Lot Add-on Plan for 20 Little Beaver Road:

- Two adjoining parcels owned by Richard and Edith Landis
- 4 Little Beaver Road is 35 acres+/- and 20 Little Beaver Road is 2.8 acres +/-
- Propose to take approximately 35 acres from 4 Little Beaver Road and add to 20 Little Beaver Road
- Zoning Hearing Board approval has been granted
- Access easements have been obtained

On a motion by Fisher/Smith, the PC voted unanimously to forward the plan to the Supervisors with a recommendation to approve on condition all comments of Solanco Engineering letter of November 17, 2023 are satisfied.

Mark Magrecki – Pennterra and Deryl Stoltzfus – Hershey Farm, presented PC2023-10 for 240 Hartman Bridge Road, the hotel addition at Hershey Farm:

- A 33-room addition is proposed with 33 additional parking spaces
- Existing walking paths and retaining walls will be maintained
- Addition connects the hotel rooms to the restaurant building
- Additional landscaping screening will be added
- Stormwater management has been incorporated with the overall reconstruction/addition plan

Revised plans were submitted for review to Solanco Engineering, LCPC and LCCD. No action is requested tonight. They wanted to present the plan to the PC at this stage and will return once reviews have been issued by Solanco Engineering, LCPC and LCCD.

PC2023-05, 307 Hartman Bridge Road, Hartman Bridge Village was presented by Rick Jackson-ELA Group and David Minno – Minno/Wasko Architects with additional comments by Rutt and Briegel:

- Jackson provided an overall review of the plan from 2015 to the present to acquaint newer members of the PC with the evolution of the design and layout
- A 6-month time extension was granted to the Township in October and no action is expected tonight
- PC comments on the proposed materials and colors are the matters at hand
- Jackson commented Township Engineer Mark Deimler has been great to work with throughout the project
- Minno presented three renderings of elevations from 2015 to the present explaining the changes
- Renderings do not translate to “real life” and samples will be provided once some choices have been made

The PC, as a group, felt the colors and materials as represented in the most recent rendering do not reflect the historic nature of the Borough which is to be reflected. They also voiced concern about the boxy, industrial, modern appearance and that the Buildings C & D mirror each other without enough variation. They recommended: doing away with the grey color altogether; make the brick more orange; include more white siding and green shutters; have materials consistent from base to roofline rather than brick at street level and frame above; make windows more residential in appearance to diminish the “industrial” quality.

Another meeting will be arranged with the subcommittee of Potter, Supervisor Weaver and Mark Deimler to discuss how to proceed.

Weaver complimented the PC on their questions and comments.

Smith had appeared at the December 4<sup>th</sup> Supervisors meeting to provide comments on the proposed rezoning of a property in the Gateway North Zone on North Star Road. Potter thanked him for taking the time to attend.

There being no further business before the PC, the meeting adjourned at 8:20 p.m.

Judith Willig  
Recording Secretary