

Strasburg Township Board of Supervisors
April 7, 2025
Minutes

The Strasburg Township Board of Supervisors held their regular monthly meeting on April 7, 2025, at 7:30 p.m. at the Strasburg Township Building 400 Bunker Hill Road. Present were Thomas Willig, Michael Weaver, Peggy Dearolf and Mark Deimler.

Guests: Charles Barto-LNP, Glenn Wimer-Strasburg, Amos Fisher-Strasburg, Sheila O'Rourke-GHK, Bill Potter-Strasburg Planning Commission Chairman, Jonathan Stoltzfus-Strasburg, Leroy Stoltzfus-Strasburg, Mervin Fisher-Strasburg, Kore Fisher-Strasburg, Christ Fisher-Strasburg, Jeanne & Kevin Harris-Strasburg, John Stoltzfus-Strasburg, Marlin Stoltzfus-Strasburg, Jacob Stoltzfus-Strasburg, Ryan Trees-RGS, Sara Brenneman-Maher Duessel, Todd Weiss-Refton and Justin Welk-Strasburg.

Call to Order

Meeting called to order at approximately 7:30 p.m.

Public comment (ITEMS NOT ON AGENDA)

Jeanne Harris asked if there was any further discussion about adding trash cans to the township park. Deimler stated he will add this to his list of items to address. Chairman Willig asked for an update on the park bathroom privies. Deimler is waiting on input from the township solicitor.

Consent Agenda

1. **Minutes of March 3, 2025**
2. **Bill listings, payments and treasurers report:**
Payroll, 401(a), taxes and fees in the amount of- \$18,862.74
General Fund expenditures in the amount of- \$55,390.66
Sewer Fund expenditures in the amount of- \$1,684.83
Liquid Fuels Fund expenditures in the amount of-\$5,131.17
Escrow Fund expenditures in the amount of-\$2,000.00
ARPA Fund expenditures in the amount of- NONE
Sinking Fund expenditures in the amount of-\$4,096.35
Treasurer's report date: March 1, 2025 thru March 31, 2025
3. **Approve Financial Security release for Christ King-48 Prospect Road, in the amount of \$41,837.00**

On a motion by Dearolf/Weaver, the Board voted unanimously to approve the consent agenda items as listed. The financial security release for Christian King was erroneously stated in the agenda as \$41,837.00, the correct amount for release is \$33,088.25.

Old Business

NONE

New Business

1. Maher Duessel 2024 Audit Presentation

Sarah Brenneman-Maher Duessel, presented a power point of the Strasburg Townships 2024 Audit. Everything went smoothly. There were two best management practices suggested, deposit receipt signed and dated after review and a signed IT contract on file. Overall, the Township's financial status looks very good.

2. Discussion related to extended family housing provisions within the Zoning Ordinance

Discussion was conducted pertaining to extended family housing within the Zoning Ordinance. Deimler informed the board that this came up during the March Zoning Hearing Board meeting that he attended. Jason Hess-Solicitor from attorney Cleary's office, was present to represent the township at the Zoning Hearing board meeting. The applicant, John Stoltfus-911 Eisenberger and his council Sheila O'Rourke-GHK discussed possibly continuing the hearing until the board review the extended family housing regulations and possibly making some changes to the zoning ordinance.

Administrator Deimler reviewed the ordinance with the respect to the making minor changes that could be made to the zoning ordinance, to provide an additional unit on a farm to support a family member when they are out of rights by the current zoning requirements. One of the items would be the definition of Extended Family housing, which currently is, "an accessory use to a farm, in which an existing single-family detached dwelling is enlarged and/or converted into two (2) dwelling units for occupancy by the owner and/or operator of the farm and his/her family." Basically, that was an addition to a house, by current standards that would not count against their rights. By changing that definition say "or a second farm dwelling was constructed" would amend that definition as step one.

The question came up as to family and to what extent family would be permitted. The second item, under extended family in the current ordinance says that one of the criteria is the extended family be related by blood, marriage, or adoption to the owner of the farm. One of the clarifications to drill that down is make that immediate family members. One of the other requirements currently is that the second dwelling would not create a loss of farm or wood land. The Lancaster County Agricultural Preserve Board weighed in saying the purposed dwelling should be within the existing farm land curtilage (area surrounding the farm structures/dwellings) and or siting adjacent to structures or dwellings that existed prior to some date in time.

The township solicitor has not reviewed any of the suggested changes. This is just a first attempt and discussion about the possible amendments.

Sheila O'Rourke-GHK, stated the topography of 911 Eisenberger is very sloped. Building an addition or second dwelling adjacent to the existing home at the top of the hill would be difficult, but building at the bottom of the hill by an existing barn would be better suited. The amendment Mr. Deimler purposed would

work in this situation and Sheila and her client would be in favor of it. They will be continuing this application indefinitely until this issue is resolved.

A concern of the board is how this would be policed so someone that is not a family member down the road were to occupy the dwelling. Mr. Stoltzfoos stated that in the Amish community this concern would probably not happen.

Deimler suggested adding an agreement to be executed for extended family housing.

Kore Fisher suggested a possible rezoning or conditional use for these types of situations. He is in agreement with the board to preserve farm land.

Deimler will revise the agreement and present to the Township Planning Commission and Board of Supervisors for additional discussion.

3. Discussion pertaining to photographers using park grounds for photo sessions

Discussion of a photographers request to take photos at the Township Park took place. Deimler stated the Board should consider a process to approve such requests due to possibility of discrimination. Chairman Willig would like to encourage people to use the park. The board is in agreement to approve the photographers use of the park and to monitor the usage and future requests.

4. Consider a motion to approve Lot Add-on Plan-1533 &1535 Village Road-Glenn Wimer

Ryan Trees-RGS presented the Lot Add On plan for Glenn Wimer-1533/1535 Village Road. On a motion by Weaver/Dearolf, the Board voted unanimously to approve the Lot Add On plan for Glenn Wimer-1533/1535 Village Rd.

5. Consider a motion to raise Workers Compensation Insurance coverage limits and change broker of record.

The Board voted unanimously to table item #5 under new business on the agenda related to increasing the Workman's Compensation coverage.

6. Consider \$3000 contribution to Strasburg Borough for Fire Department Pond Well Drilling Project

On a motion by Dearolf/Weaver, the Board voted unanimously to approve a \$3,000 donation to the Strasburg borough for a pond well drilling project to provide water to the Strasburg Borough Fire Company fire tankers.

7. Execute agreement for ECHO housing at 412-B North Jackson Street-Amos B. & Bena E. Fisher

On a motion by Weaver/Dearolf, the Board voted unanimously to approve executing the ECHO housing agreement for 412-B North Jackson St-Amos & Bena Fisher.

8. Execute consent agreement for Isaac S. & Mary E. Lapp-206A North Star Rd-Historical Structure Demo

On a motion by Dearolf/Weaver, the Board voted unanimously to approve executing the consent agreement for a historic structure demolition against the board's decision of denial at 206A North Star Rd- Isaac & Mary Lapp.

Administrator

1. 896 Traffic Signal Mast Arm Failure

On a motion by Weaver/Dearolf, the Board voted unanimously to approve acceptance of the Gap Rd/Historic Dr traffic light Telco quote to replace the signal mast arm. The current insurance provider denied the claim submitted to reimburse the Township for the loss. The Township Solicitor will review the insurance claim denial. The township administrator and secretary will obtain quotes to possibly switch insurance carriers.

Zoning Hearing Board

- 1. ZHB2025-07, Faith & Lucas Boyd-1169 Penn Grant Rd-Variance Section 202.8.2B-reduce side yard setback.**
- 2. ZHB2025-08, North Star Partners LLC & Fivefold Partners LLC-315 & 321 North Star Rd-Variance Sections 206.6.2-reduce side yard setback, 206.6.4-encroach and eliminate buffer strip, 212.5-reduce side yard setback & require public water/sewer and 310.1.2-access drive in setback.**

On a motion by Dearolf/Weaver, the Board voted unanimously to remain neutral on the two Zoning Hearing Board applications items 1 & 2 listed above

Continued from March Zoning Hearing Board:

3. **ZHB2025-04, Benuel & Sadie Fisher-235 S. Jackson St-Variance Section 201.5.1 Max number permitted new dwellings/lots.**
4. **ZHB2025-05, Leroy & Miriam Stoltzfus-911 Eisenberger Rd-Variance Sections 201.2.6 Extended Family housing & 201.5.1 Max number permitted new dwelling/lots.**

Zoning Hearing Board items 3 & 4 were added to the agenda for informational purposes.

Reports

The Zoning Officer reports: 30 permits issued with receipts in the amount of \$6,868.70

The Sewage Enforcement Officer reports: 3 permits issued with receipts in the amount of \$1,775.00

Supervisors Comments/Concerns (Informational Purposes Only)

NONE

Adjourn Meeting

There being no further business before the board, the Supervisors adjourned at approximately 9:31 p.m.

Tammy Jamison
Township Secretary