

Strasburg Township Board of Supervisors  
May 5, 2025  
Minutes

The Strasburg Township Board of Supervisors held their regular monthly meeting on May 5, 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, Bill Potter-Strasburg Planning Commission Chairman, Jonathan Stoltzfus-Strasburg, Isaac Lapp-Ronks, Mervin Fisher-Strasburg, Christ Fisher-Strasburg, Todd Weiss-Refton, Doyle Heisey-Sight & Sound-Ronks, Michael Stoltzfus-Strasburg, Eli Lapp-Ronks, John Lapp-Ronks, Samuel Aviles-Willow Street, Jeff Shoemaker-Willow Street, Wilmer Smoker-Ronks, Bob Mohler-Ronks, Ryan Trees-RGS-Sight & Sound, Peter Wertz-McNees Wallace & Nurick LLC-Sight & Sound, Jacob Stoltzfus-Strasburg, Ivan Fisher-Ronks and John Stoltzfus-Strasburg.

**Call to Order**

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

**Public comment (ITEMS NOT ON AGENDA)**

NONE

**Consent Agenda**

1. Minutes of April 7, 2025
2. Bill listings, payments and treasurers report:  
Payroll, 401(a), taxes and fees in the amount of- \$17,094.13  
General Fund expenditures in the amount of- \$138,766.34  
Sewer Fund expenditures in the amount of- \$2,596.14  
Liquid Fuels Fund expenditures in the amount of-NONE  
Escrow Fund expenditures in the amount of-NONE  
ARPA Fund expenditures in the amount of- NONE  
Sinking Fund expenditures in the amount of-\$4,096.35  
Treasurer's report date: April 1, 2025 - April 30, 2025
3. Approve Strasburg Borough request for Refton Fire Police Assist on Monday, May 26, 2025 arriving at 8:00 a.m. for the annual Memorial Day Parade.

On a motion by Dearolf/Weaver, the Board voted unanimously to approve the consent agenda items as listed.

## **Old Business**

### **1. Isaac Lapp-250 North Star Rd – Mr. Lapp desires to address the Board of Supervisors regarding the Consent Agreement and Demolition of Historic Structure**

The agenda had erroneously listed the home as 250 North Star Rd for Mr. Lapp, the historical home address is 206A North Star Rd.

Mr. Lapp asked the Board of Supervisors to extend the due date of his second payment of \$10,000.00 listed in the consent agreement for 206A North Star Rd-Historical Home demolition until the historical properties list is corrected and updated at a later date.

Jonathan Stoltzfus testified that he is in agreement with Mr. Lapp that the Historical Properties list is currently incorrect and needs to be updated.

Wilmer Smoker requested that the Township keep residents updated on any changes and/or updates.

On a motion by Weaver/Dearolf, the Board voted unanimously to grant Mr. Lapps request.

### **2. Discussion of Revised Sight & Sound proposed zoning text and map amendment**

Peter Wertz, Doyle Heisey and Ryan Trees discussed their plans for Sight & Sounds filming activities proposed zoning text and map amendment. They have received the variances needed from the Strasburg Township Zoning Hearing Board. The next step will be submitting the subdivision plan to the Strasburg Township Planning Commission.

They are proposing to subdivide the two residential homes off of the property and change the zone to Highway Commercial. The Board would like more clarification on adult provisions and building height in the proposed text amendment. The Board would like the sound stage to match the architecture of the two current structures on the property. Mr. Wertz will work with Mr. Heisey and Mr. Trees to get the boards requests completed before submitting a petition to the Board of Supervisors and subdivision plans to the Strasburg Township Planning Commission.

### **3. Discussion of Dangerous Structure Ordinance**

Administrator Deimler discussed using an example Ordinance from East Nottingham Township as a template. This would apply to all homes in the Township. There would be no liability to the Township, nor extra burden on the Strasburg Fire Company. This will be complaint driven and pertain to dangerous structures that could possibly harm residents and/or their property.

Mervin Fisher asked if anyone would be coming onto his property without his permission. He does not want this; Mr. Shoemaker is in agreement. The Board confirmed that this would be complaint driven and

proper notice would be given before anyone comes to a property to investigate and the Township has no legal right to trespass.

On a motion by Weaver/Dearolf, the Board voted unanimously to send the example ordinance to the Township Solicitor to prepare an ordinance for consideration.

### **New Business**

#### **1. Opening and Consideration of Awarding Sealed Road Bids**

At approximately 8:35 pm sealed bids were opened for the 2025 road projects.

Stone per ton delivered:

	2A	AASHTO No.3	8 Aggregate	Rip Rap	3A
New Enterprise	\$18.95	\$23.10	\$30.55	\$31.10	\$16.10
Allan Myers	<b><u>\$15.78</u></b>	<b><u>\$21.03</u></b>	<b><u>\$30.03</u></b>	<b><u>\$30.78</u></b>	<b><u>\$16.53</u></b>

Superpave per ton picked up:

	9.5mm	25.0mm
Allan Myers	<b><u>\$74.86</u></b>	<b><u>\$66.86</u></b>

Equipment Rental:

Longs Asphalt      **\$68,735.00**

On a motion by Dearolf/Weaver, the Board voted unanimously to award the materials and equipment rentals as noted in **underlined & bold**. The 3A stone bid was awarded to Allan Myers for consistency as the Allan Myers aggregate stone bid prices were the lowest.

#### **2. Discuss Sewer Fund Rates - Requested by Jeffrey Shoemaker**

Mr. Shoemaker requested the Board to seriously consider lowering the Refton Sewer Quarterly rates. He would like them to realistically look at making a decent reduction in the rates the help residents with the payments. He stated for himself and/or other single home owners it is too much money to be paying each quarter. The Board will look into this.

#### **3. Discussion to add Good Friday as a paid holiday to personnel policy**

The Board voted unanimously to deny the request to add Good Friday as a paid Holiday. They are all in agreement that the current number of paid holidays is sufficient.

**4. Consider a motion to switch property and liability insurance coverage to PIRMA**

Administrator Deimler informed the Board that since the current Policy with USI Insurance Services was not tailored to municipalities and certain property of the Township was not covered, he and secretary Jamison met with PIRMA to discuss options. PIRMA is used by Strasburg Borough and is specifically tailored to municipalities. PIRMA's quote is lower and covers everything needed for the Township.

On a motion by Weaver/Dearolf, the Board voted unanimously to move forward in the process to switch the Townships property and liability Insurance the PIRMA.

**5. Consider a motion to move the bank accounts from Fulton to Univest**

Administrator Deimler informed the board that he and the Treasurer had discussed this because Fulton Bank's fees are rising and the interest rates are going down. The Treasurer met with a Univest rep to discuss options. Univest offers lower fees and higher rates. This may take a few months to get all accounts switched over.

On a motion by Weaver/Dearolf, the Board voted unanimously to give the Treasurer the go ahead to change Banks from Fulton to Univest.

**Administrator**

**1. Continued discussion of extended family housing revisions**

After the discussion on this topic at the April 7, 2025 Board of Supervisors meeting, Administrator Deimler addressed the concerns raised. His suggested amendments to the definitions of extended family dwelling, immediate family and Section 201.2.6 will make the Ordinance clearer and help Amish families in the community be able to live with their families as requested.

Mervin Fisher asked how taxes would be handled. Administrator Deimler and Chairman Willig confirmed that taxes are completed by the Lancaster County Tax Assessment Office. The Township has no authority when it comes to taxes.

Bob Mohler stated it is a shame that the development at 35 Prospect Rd was approved.

On a motion by Weaver/Dearolf, the Board voted unanimously to send the suggested amendments to the Township Solicitor to draft an ordinance for consideration.

### **Zoning Hearing Board**

- 1. ZHB2025-09, Ivan S. Stoltzfus-379 Shaub Rd-Variance Sections 201.5.1-Max number of permitted lots/dwellings and 201.6.1.A-Max lot size**

On a motion by Dearolf/Weaver, the Board voted unanimously to oppose the Zoning Hearing Board application listed

### **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)**

Administrator Deimler informed the Board that Tractor trailers are using "jake brakes" on Village Rd near the Olde Village Mill. The Owner contacted Deimler to inform him that this is disrupting events and unnecessary. There is a sign approved by PennDOT to prohibit the use of the brakes that will be erected. Chairman Willig does not think the brakes are necessary on this stretch of road and would like Strasburg Borough Police to enforce.

Chairman Willig informed the board that Strasburg borough police will do nightly security for the Fire Company mud sale, to insure nothing is stolen.

Board Member Dearolf asked where Deimler is in the process of getting trash cans for the park. Deimler informed her that he is still working on this.

Chairman Willig informed the Board that along with Bill Potter-Chairman of Strasburg Township Planning Commission, interviewed multiple candidates for the open Planning Commission seat. After discussion they decided to put forward Austin Good's name. This will be added to the June 2, 2025 meeting agenda to vote.

### **Adjourn Meeting**

There being no further business before the board, the Supervisors adjourned at approximately 9:45 p.m.

Tammy Jamison  
Township Secretary