

**Minutes**  
**Strasburg Township Planning Commission**  
**June 9, 2025**

The Strasburg Township Planning Commission (PC) held their regular meeting on Monday, June 9, 2025, at 7:00 p.m. at the Strasburg Township Municipal building, 400 Bunker Hill Road. Present were Janice Bowermaster, John Fisher, Bill Potter, Cindy Welk, Terry Smith and Austin Good.

Guests: Doyle Heisey and Ryan Trees

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

Public comment was invited. There was none.

On a motion by Bowermaster/Fisher, the PC voted unanimously to approve the minutes of May 12, 2025 as submitted.

CU2025-01, 232 Hartman Bridge Road, the application was not reviewed in detail, as a representative for the application was not present. The application will be reviewed at a later date.

PC2025-03, 315 and 321 North Star Road, was reviewed. Heisey & Trees presented the following:

- Consolidating the two existing parcels and subdividing into three lots
- Lots 1 & 2 will include the existing single-family dwellings and accessory structures on their own prospective lots.
- Lot 3 will continue to be utilized by Sight & Sound Millenium Theater for film production
- Each proposed lot will be serviced by the current On-Lot septic and On-Lot well.
- There will be separate driveways for each lot
- No sight improvements are purposed at this time
- Variances approved by the Strasburg Township Zoning Hearing Board on April 8, 2025-Sections: 206.6.2, 206.6.4, 212.5, 309.1.2 and 310.1.2
- Will be returning in the near future pertaining to rezoning lot 3 to Highway Commercial and a text amendment to allow film production in the Highway Commercial zone

On a motion by Fisher/Smith, the PC voted unanimously to forward the plan to the Supervisors with a recommendation to approve

The PC members had several questions about the proposed zoning ordinance amendments concerning extended family dwellings from the May 12, 2025 meeting:

- What happens if the dwelling is not occupied by a family member?  
The Planning Commission members suggest that it remains vacant
- Who will monitor the occupancy status?  
Potter thinks the occupancy status would be monitored by the Zoning Officer

The PC Members had several questions:

- If the property would be sold, how would the new owners be informed of the ordinance?
- How will this be enforced?

- Do any surrounding townships have the same type of ordinance?

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

Tammy Jamison  
Township Secretary