

Strasburg Township Board of Supervisors
August 4, 2025
Minutes

Conditional Use Hearing

The Strasburg Township Board of Supervisors held a conditional use hearing on August 4, 2025, at 7:30 p.m. at the Strasburg Township Building 400 Bunker Hill Road. Present were Thomas Willig, C. Michael Weaver, Peggy Dearolf and Mark Deimler.

Guests: Jerry Fisher-Applicant

The conditional use hearing was opened at approximately 7:30 p.m., for CU2025-01, 232 Hartman Bridge Rd, BJB Real Estate/Wall to Wall Floor covering, to make façade improvements to the existing building.

Fisher informed the board that this is only for façade updates. No colors have been officially chosen yet. The roof will be replaced with standing seam metal roofing. They want the front of the building to be more uniform to the surrounding buildings in the Gate Way North Zone.

At approximately 7:50 p.m., on a motion by Willig/Weaver, the board voted unanimously to close the hearing and testimony and render a decision granting the conditional use application on the condition of working with Vice-Chairman Weaver on the Gate Way North requirements, the color scheme and materials being used.

Regular Business Meeting

The Strasburg Township Board of Supervisors held their regular monthly meeting on August 4, 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, Jerry Fisher-Wall to Wall Floor Covering, Todd Weiss-Refton, Patrick Morrison-PA Rail Road Museum, Jeff Shoemaker-Refton, Mervin Fisher-Strasburg, Wilmer Smoker-Ronks, Christine Miller-Strasburg, Levi Fisher-Strasburg, Chris King-Strasburg, Elam Stoltzfoos-Strasburg, Jonathan Stoltzsfus-Strasburg and Kore Fisher-Strasburg.

Call to Order

Meeting called to order at approximately 7:51 p.m., following the Conditional Use Hearing.

Public comment (ITEMS NOT ON AGENDA)

Jeffrey Shoemaker asked if the plan was still on to lower Refton sewer rates in 2026. The Board confirmed. He also informed the board that the lane beside his home, that belongs to the Township Park, is not being kept up properly by the landscapers. Chairman Willig informed Mr. Shoemaker that he would be following up on this.

Elam Stoltzfoos informed the board that Prospect Road associates met with him to go over landscape screening for the new development at 35 Prospect Rd, that abuts his property. They seemed to want to only do the bare minimum. He stated they also tried to offer cash to plant trees on his property.

Chris King requested they plant trees along the stream on the property at 35 Prospect Rd.

Deimler informed both Stoltzfoos and King that the plans have yet to be submitted. His estimate is the plans will be reviewed by the Planning Commission in September 2025 and the Board of Supervisors in November 2025.

Consent Agenda

- 1. Minutes of July 7, 2025**
- 2. Bill listings, payments and treasurers report:**
 - Payroll, 401(a), taxes and fees in the amount of- \$23,062.58**
 - General Fund expenditures in the amount of- \$155,669.88**
 - Sewer Fund expenditures in the amount of- \$3,993.71**
 - Liquid Fuels Fund expenditures in the amount of-NONE**
 - Escrow Fund expenditures in the amount of-\$28,757.39**
 - ARPA Fund expenditures in the amount of- NONE**
 - Sinking Fund expenditures in the amount of-\$4,096.35**
 - Treasurer's report date:07/01/2025-07/31/2025**
- 3. Adopt Resolution # 2025-08 per document destruction requirements**

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

Old Business

NONE

New Business

1. Discussion with Patrick Morrison pertaining to 2026 Rails & Ales Event

Morrison informed the board that he is looking into the possibility of having alcohol purchase sales at the event to possibly help bring in more brewers/vendors. It would be up to a 12-pack of alcohol at most. It would be required to be checked until the patron leaves. The museum would also have security monitoring the sales. It would not be for consumption at the event. A certificate of insurance, limited permit and authorization request would be necessary for each vendor whom wanted to be able to sell small quantities of their product. All board members unanimously agreed they did not have an issue if Morrison decided to move forward with this option.

2. Opening and Consideration of Awarding Sealed Park Privy Bids

There was one bid received for the township privy project. The bid was received from Level Edge Construction in the amount of \$159,143.45. This is well over the grant money received from the Fish & Boat commission for the project. All board members unanimously agreed to table awarding or denying the bid until the September 2, 2025 meeting.

3. Approve Stormwater Management Plan-SWM2025-04 for Josh Stoltzfus- 331 May Post Office Road, subject to the Solanco Engineering Review #2 dated July 18, 2025

Deimler informed the board that SWM2025-04 is a minor stormwater project for building a new manure stacking building. There is a conservation plan in place for the nearby stream. On a motion by Weaver/Dearolf, the Board voted unanimously to approve the plan, subject to the conditions in the Solanco engineering review letter dated July 18, 2025.

4. Lancaster Concrete Construction 115 Main Street – Dangerous Structure Report and BOS Determination

Solanco Engineering provided a report of the dangerous structures located at 115 Main Street. Included is a chimney and barn in disrepair and could possibly harm residents if they fall.

On a motion by Willig/Dearolf, the Board voted unanimously to move forward with sending an enforcement letter requesting the chimney either be repaired or removed.

On a motion by Dearolf/Willig, the Board voted unanimously to not move forward with enforcing the barn mentioned in the report. The township engineer will be conducting further investigation on the structure before a decision is determined.

5. Refton Fire Company Fund Raiser – Supervisor Willig

The Refton Community Fire Company asked Chairman Willig about having a pickle ball tournament in the church parking lot located next door. The tournament would help raise money for the fire company.

On a motion by Willig/Dearolf, the Board voted unanimously to approve the Refton Community Fire company's request.

6. Refton Community Fire Company-Possible grant resolution for building repair

Deimler informed the board grant application was submitted under the townships name for the fire company without board approval. After having the township solicitor review the application, it was suggested to deny adopting a resolution for the application. The Board unanimously agreed to let the application be denied by DCED.

Administrator

1. Discussion on Strasburg Regional America250 Committee

Deimler informed the Board that Strasburg Borough's manager reached out for possible volunteers to help with the United States 250 anniversary celebration being held in the borough in July of 2026. Todd Weiss of Refton volunteered. Deimler will be informing the borough.

Zoning Hearing Board

1. ZHB2025-17, 2804 White Oak Rd-Reuben & Verna King Special Exception, Section 459-Short Term Rentals

Deimler informed the Board that the zoning application appears to meet all requirements for a short-term rental in the township. The Board agreed unanimously to remain neutral and have the Zoning Hearing Board render a decision.

Reports

Zoning Officer's Report: 17 permits issued with receipts in the amount of \$4,869.50

Receipt total erroneously listed, the correct total is \$4,869.80

Sewage Enforcement Officer's Report: 5 permits issued with receipts in the amount of \$2,430.00

Supervisors Comments/Concerns (Informational Purposes Only)

Discussion Only – No Action to Be Taken

- 1. Refton Fire Police - Prior to the start of the meeting Fire Police were sworn in by Supervisor Willig.**

Vice Chairman Weaver requested the secretary register him to attend the Historical Preservation Trust Summit being held later in 2025.

Adjourn Meeting

There being no further business before the Board, the Supervisors adjourned at approximately 8:44 p.m.

Tammy Jamison
Township Secretary