

Minutes
Strasburg Township Planning Commission
September 8, 2025

The Strasburg Township Planning Commission (PC) held their regular meeting on Monday, September 8, 2025, at 7:00 p.m. at the Strasburg Township Municipal building, 400 Bunker Hill Road. Present were John Fisher, Brad Leaman, Bill Potter, Terry Smith and Cindy Welk.

Guests: Mark Deimler, Tim Trostle, Doyle Heisey, Ryan Martin, Peter Wertz 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 Fisher/Smith, the PC voted unanimously to approve the minutes of July 14, 2025 as submitted.

PC2025-06, 122 Krantz Mill Road, John M. Esh, plan processing deferral. Trostle provided the following:

- Strasburg Township had previously received approval to operate Esh's business from the property
- Esh could not come into conformity with the conditions of approval
- Esh has decided to move his business to another location on his property which is located in Providence Township
- No activity will occur in Strasburg Township
- A deferral of all plan processing and approvals to Providence Township is requested

On a motion by Fisher/Smith, the PC voted unanimously to forward the deferral request to the Supervisors with a recommendation to approve on condition all comments of Solanco Engineering letter of August 19, 2025 are satisfied.

A proposed text amendment to the Zoning Ordinance and rezoning of a parcel was reviewed. Heisey and Wertz provided the following:

- A brief background on the proposed amendment concerning film production, subdivision and zoning change was given by Heisey
- Lot #3 on the plan is the one concerned with the rezoning and film production
- North Star Partners has been in conversation with the Board of Supervisors for many months to come to a preliminary agreement about the concept
- The proposed amendment includes guidelines on conduct of business and stormwater management to accommodate shifting set requirements and coverage
- Access to the property is restricted to one driveway on North Star Road
- Emergency vehicle access to the entire property is provided by an existing horse track which encircles it
- The property will see active use for a few months every few years
- There will be no live audiences or public performances
- The "Story Barn" and "Tobacco Barn" are the only buildings in use at this time
- A multi-use space for production and rehearsal may be constructed in the future

- LCPD staff has recommended adoption of the text amendment as submitted

On a motion by Fisher/Leaman, the PC voted unanimously to forward the text amendment to the Supervisors with a recommendation to approve.

There being no further business before the PC, the meeting adjourned at 7:50 p.m.

Judith Willig
Recording Secretary