

**Strasburg Township Board of Supervisors
November 3, 2025
Minutes**

Call to Order

The Strasburg Township Board of Supervisors held a public hearing on November 3, 2025, at 7:00 p.m. along with their regular monthly meeting at 7:30 p.m. at the Strasburg Township Building 400 Bunker Hill Road. Present were Thomas Willig, Michael Weaver, Peggy Dearolf-Board of Supervisors, Mark Deimler-Township Administrator and Tammy Jamison-Township Secretary.

Guests: Charles Barto-LNP, Todd Weiss-Refton, Mervin Fisher-Strasburg, Doyle Heisey-Strasburg, Ryan Martin-Strasburg, Peter Wertz-McNees Wallace & Nurick, Ryan Trees-RGS Associates, Bill Frederick-RGS Associates, Bill Potter-Strasburg, Brent Landis-Strasburg, Wilmer Smoker-Strasburg and Jody & Paul Harnish-Strasburg.

Public Hearing @ 7:00pm

Re-Zoning parcel along Hartman Bridge Road from R-2 Residential to HC Highway Commercial and HC Highway Commercial text amendment to include film production.

Public hearing called to order at approximately 7:00 p.m.

Peter Wertz gave a quick summary, as the board has been aware of the nature of the request. The Strasburg Township Planning Commission unanimously approved the request. Lancaster County Planning Dept. approved the request as well.

On a motion by Weaver/Dearolf, the Board voted unanimously to adopt Ordinance #126 which includes a rezoning of the parcels; 580-51065-0-0000 & 580-90299-0-0000 to Highway Commercial and text amendment to include film production and associated requirements.

Public Hearing Adjourned at approximately 7:15 p.m.

Call to Order Regular Business Meeting @ 7:30pm

Regular Business meeting called to order at approximately 7:30 p.m.

Public comment (ITEMS NOT ON AGENDA)

Jody & Paul Harnish brought to the board's attention their safety concerns pertaining to tractor trailers parking on Oak View Drive. The trucks parking along the street are taking up space and making it dangerous for school buses and residents to get their vehicles through. They are concerned someone could get hurt especially children getting on and off the school buses.

Chairman Willig suggested the business owners of the trucks be contacted. It was decided that Mr. & Mrs. Harnish will contact the business owner "Zooks Trucking" and Administrator Deimler will contact "Steep side Farms" about the issue.

Consent Agenda

1. **Minutes of October 6, 2025**
2. **Bill listings, payments and treasurers report:**
Payroll, 401(a), taxes and fees in the amount of- \$15,772.73
General Fund expenditures in the amount of- \$127,394.14
Sewer Fund expenditures in the amount of- \$11,759.79
Liquid Fuels Fund expenditures in the amount of- NONE
Escrow Fund expenditures in the amount of- \$2,689.55
Sinking Fund expenditures in the amount of- \$4,096.35
Treasurer's report date: 10/01/2025-10/31/2025
3. **Approve Cash Bar Alcohol sales at the Olde Village Mill on January 24, 2026 for a private event.**
4. **Approve Tree Magnets to hold a Disc Golf event at the Township Ship Rock Disc Golf Park on November 22, 2025.**
5. **Approve Workers Compensation Insurance Broker of record change to H. A. Thomson Company.**
6. **Approve and Adopt UNIVEST Corporate Authorization Resolution # 2025-12**

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

Old Business

1. **Approve forwarding the Revised Extended Family Ordinance amendment to the Strasburg Township Planning Commission and the Lancaster County Planning Department for review and comments.**

On a motion by Weaver/Dearolf, the Board voted unanimously to forward the 2nd revision to the Extended Family Ordinance Amendment to the Strasburg Township Planning Commission and the Lancaster County Planning Department for review and comment.

New Business

1. Discuss and approve advertising the 2026 Proposed Draft Township Budget

Deimler informed the board of the following:

Refton Sewer Budget

The income is set at \$110 per month which is a \$9 per month decrease. The budget includes the failure and replacement of four (4) pumps. All other costs are fixed costs of operation of the plant. After a detailed analysis of dropping interest rates and delinquencies staff recommendation is \$110 per month.

Road Budget

Penn Grant Road; Leveling and Wearing Course Paving from Village Road to Twp Line (Covered Bridge)

Hagers Road; Leveling and Wearing Course Paving from Lime Valley to Penn Grant Road

Seal Coating

Little Beaver Road

Bishop Road North and South

Dieter Road

Orchard Road

Bachman Road

F250 Pick Up The roadmaster has requested replacement of the 2014 truck due to bed and frame rust. The request is for a truck and service bed. \$64,400

General Fund Budget

The budget is prepared with all donations the same as 2025. The tax mileage is held the same as the 2025 budget.

It is assumed that approximately 15 new single-family units will be permitted in 2026 along with one commercial/apartment building within the Hartman Bridge project. The single-family units will be the remaining Meadows of Strasburg lots and five new lots within the Brendle Tract.

The employee wages were increased by 4% for a starting point in discussions.

The insurance costs and other daily operating costs were estimated from the prior year or actual known increases for 2026.

We should receive approximately \$110,000 of Brendle Tract funds which are restricted for use at the park so we should that funds also be spent on park maintenance/improvements so that it doesn't skew the budget.

The budget as proposed requires \$200,000 of carryover of unspent funds from 2025 to balance the budget as currently proposed. The year end carryover should actually exceed that amount.

On a motion by Dearolf/Weaver, the Board voted unanimously to approve advertising the 2026 proposed budget until December 1, 2025 where it will be considered for adoption.

- 2. Meadows at Strasburg Phase I & 2 Street Dedication - Adopt Resolution # 2025-11 and authorize execution of the Municipal Liquid Fuels Tax Reimbursement Agreement.**

On a motion by Weaver/Dearolf, the Board voted unanimously to Adopt Resolution # 2025-11; Meadows of Strasburg Phase 1 & 2 Street Dedication and execute the Municipal Liquid Fuels Tax Reimbursement Agreement.

Administrator

NONE

Deimler informed the board that they need to decide to continue the PA Fish & Boat commission grant for construction of the township park restrooms. The Board members unanimously agreed to request a 1-year extension of the grant.

Zoning Hearing Board

Recommended BOS Discussion

- 1. ZHB2025-26; 211 Gap Rd – Acts Covenant Fellow Ship Church Strasburg
Variance Sections 201.2, 201.6.3.D, 207.5, 316.1, 410.2.4 & 410.2.5**
- 2. * ZHB2025-27; 235 Hartman Bridge Rd – Wilmer Smoker *
Modification of Prior ZHB Decision, ZHB2023-05**
- 3. ZHB2025-28; 430 Walnut Run Rd – Steven Beiler
Special Exception Section 459**
- 4. * ZHB2025-29; 952 May Post Office Rd – Michael Lantz *
Variance Section 204 & Special Exception Section 429**
- 5. ZHB2025-30; 338 Gap Rd – Ridgeway Realty 1 LLC
Special Exception Section 201.3.7 pursuant to Section 459**
- 6. * ZHB2025-31; 331 May Post Office Rd – Joshua Stoltzfus / JS Repair Shop *
Variance Section 201.2 & Special Exception Section 201.3.6**

The Board unanimously agreed to support application ZHB2025-27, oppose application ZHB2025-29 and take no position on all other applications listed above.

Reports

Zoning Officer's Report: 19 permits issued with receipts in the amount of \$4,184.70

Sewage Enforcement Officer's Report: 2 permits issued with receipts in the amount of \$1,005.00

The Zoning Officer & Sewage Enforcement Officer reports were reviewed with no questions.

Supervisors Comments/Concerns (Informational Purposes Only)

Discussion Only – No Action to Be Taken

There were no comments/concerns.

Adjourn Meeting

There being no further business before the Board, the Supervisors adjourned at approximately 8:33 p.m.

The Board held an executive session after the meeting was adjourned.

Tammy Jamison
Township Secretary