

**Minutes**  
**Strasburg Township Planning Commission**  
**November 10, 2025**

The Strasburg Township Planning Commission (PC) held their regular meeting on Monday, November 10, 2025, at 7:00 p.m. at the Strasburg Township Municipal building, 400 Bunker Hill Road. Present were Janice Bowermaster, John Fisher, Austin Good, Bill Potter and Cindy Welk.

Guests: Mark Deilmer, Kevin Siebert, Chris King, Elam Stoltzfus

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

Public comment was invited. There was none.

On a motion by Fisher/Welk, the PC voted unanimously to approve the minutes of September 8, 2025 as submitted.

PC2025-05, 35 Prospect Road, Prospect Road Associates, was tabled until December 8<sup>th</sup> at the request of the applicant.

PC2025-07, 535 Bunker Hill Road, Jacob and Amanda Stoltzfus, was reviewed. Seibert – Impact Engineering, offered the following:

- Subject property was the former home of the Clinic for Special Children (CSC)
- It is a 2.9-acre flaglot
- Owners plan to convert the north end of an existing building to residential use
- The south end will remain in use as office space for CSC
- Existing OLDS is insufficient for both uses
- A holding tank will be installed for the commercial use
- All renovations will be interior and no expansion is planned
- A waiver of land development is requested

On a motion by Fisher/Good, the PC voted unanimously to forward the plan to the Supervisors with a recommendation to approve on condition all comments of Solanco Engineering letter of October 31, 2025 are satisfied.

On a motion by Potter/Good, the PC voted unanimously to approve completion of Component 4A of the 535 Bunker Hill Road sewage planning module.

Buffer plantings for the Meadows at Strasburg development were discussed.

- The approved plan shows a large number of trees to be planted
- The number of dead trees removed is much lower than anticipated
- To accommodate the approved trees would require the removal of healthy, mature trees
- The developer is seeking approval to limit plantings to spots where the dead trees were removed, leaving the existing mature trees and vegetation as a hedgerow

King and Stoltzfus commented on the need for more bushes and trees than are present at this time. Deimler recommended tabling a decision until the December 8<sup>th</sup> meeting to give the PC members an opportunity to look at the site. They can come back with a clear picture of the situation.

Data centers and solar arrays were discussed. Deimler provided some printed material from the County Planning Department and actions that have been taken or considered by neighboring townships. The lack of high-tension power lines and substations in Strasburg Township make it less attractive to developers, but not immune. As the matter is not of immediate concern, the PC members will study available documents and continue the discussion at future meetings.

The proposed Zoning Ordinance amendment per extended-family dwellings was discussed at length. The PC regarded it as a worthy concept, but had some concerns about its impact on property values and the character of the Township. Adjustments to the required acreage were discussed as well as square footage of the extended-family dwellings.

On a motion by Fisher/Good, the PC voted unanimously to postpone any action until the December 8<sup>th</sup> meeting for further deliberation and discussion.

There being no further business before the PC, the meeting adjourned at 8:35 p.m.

Judith Willig  
Recording Secretary