

**Minutes**  
**Strasburg Township Planning Commission**  
**December 8, 2025**

The Strasburg Township Planning Commission (PC) held their regular meeting on Monday, December 8, 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 Deimler – remotely, Craig Smith – RGS Associates, Doug Parkins – EG Stoltzfus, Brent Landis, Merv Stoltzfus, Chris King, Elam Stoltzfus, Chad Forrey

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

Public comment was invited. There was none.

On a motion by Potter/Fisher, the PC voted unanimously to approve the minutes of November 10, 2025 as submitted.

PC2025-05, 35 Prospect Road, Prospect Road Associates, was reviewed. Smith and Parkins provided the following:

- 53 building lots are proposed, 4 of which are located in Strasburg Borough
- Original farmhouse is to be renovated and subdivided from the development
- A walking path/EMS access will be aligned with Precision Avenue to provide connectivity between the Borough and the development
- Fencing and landscaping will be installed between the development and the three adjoining properties designated in the conditional use decision
- Stormwater management facilities were pointed out and explained
- Project will be built in one phase
- Several waiver requests were discussed

Forrey, Stoltzfus and King expressed concerns about the proposed screening and planned long-term maintenance, as well as the proposed trail/EMS access creating more foot traffic. The PC recommended they voice their concerns directly to the Board of Supervisors as they will make the final decision for modifications and conditions.

Smith and Parkins responded the screening/fencing will be maintained by the developments HOA and the trail/EMS access was approved as part of the conditional use decision.

On a motion by Fisher/Bowermaster, the PC voted unanimously to forward the plan to the Supervisors with a recommendation to grant requested waivers and approve on condition all comments of Solanco Engineering letter of November 26, 2025 are satisfied. They also recommended the HOA screening maintenance plan be provided to the adjoining property owners as soon as it is available.

On a motion by Good/Welk, the PC voted unanimously to approve completion of Component 4A of the 35 Prospect Road sewage planning module.

The Meadows of Strasburg buffer plantings were discussed. At the November meeting, the PC members were encouraged to go to the site to familiarize themselves with the existing conditions. Dead and dying trees have already been removed the created some gaps in the buffer. Parkins provided photos taken earlier in the year when the existing trees were still in leaf. It is proposed to fill the gaps with trees. To plant all of the trees on the approved plan is not feasible due to the large number of remaining healthy, mature trees. A reduction in number is requested. The PC requested the matter be returned to in April/May 2026 when the PC can see the site in leaf. A better determination can be made with that information.

The proposed ordinance amendment for extended family dwellings was reviewed. A spirited discussion ensued between the PC and all present about the intent of both the original ordinance and the proposed change. Questions about increasing the lot size and limiting the dwelling size to minimize the impact of the change were raised. Effects on property values and quality of life were also raised. It was decided to table the matter until the January 2026 meeting to give the PC time to consider the points and concerns raised this evening.

There being no further business before the PC, the meeting adjourned at 8:45 p.m.

Judith Willig  
Recording Secretary