

Minutes
Strasburg Township Planning Commission
January 12, 2026

The Strasburg Township Planning Commission (PC) held their regular meeting on Monday, January 12, 2026, at 7:00 p.m. at the Strasburg Township Municipal building, 400 Bunker Hill Road. Present were Janice Bowermaster, John Fisher, Austin Good, Brad Leaman, Bill Potter, Terry Smith and Cindy Welk.

Guests: Mark Deimler, Merv Fisher, John Stoltzfus, Jonathan Stoltzfus and Michael Stoltzfus

Prior to the regular meeting, the PC held their organizational meeting taking the following actions:

On a motion by Fisher/Smith, the PC voted unanimously to elect Potter as Chairman.

On a motion by Bowermaster/Welk, the PC voted unanimously to elect Fisher Vice-chairman

On a motion by Bowermaster/Good, the PC voted unanimously to appoint Willig as recording secretary

On a motion by Potter/Smith, the PC voted unanimously to appoint the Township Secretary as designated signatory for plans and documents.

On a motion by Potter/Bowermaster, the ZHB voted unanimously to set the second Monday of each month at 7:00 pm at the Municipal Building as their meeting day, time and place.

The regular meeting was called to order at 7:05 p.m.

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

Public comment was invited. Merv Fisher read a statement he had prepared outlining questions and concerns about the need for the proposed extended family dwelling ordinance being considered again this evening.

Potter outlined some of the concerns discussed at previous meetings pertaining to the effect on property values, character of the Township, quality of life and possible increase in the minimum acreage required.

Deimler provided extensive background on the reason the amendment is under consideration citing the Supervisors aim to preserve farmland in the long-term. He outlined the proposed Revision #2 which increases the minimum acreage to 15, limits total disturbance to 2 acres and requires preservation of the remaining lands. The current extended family dwelling ordinance will remain in place unchanged. Revision #2 would be added as an additional section to the Agricultural zoning.

In answer to questions from the PC, Deimler provided the following:

- The additional dwelling could be a rental, but he feels a property owner would not voluntarily preserve their remaining land for a rental
- The action could not be reversed
- Further subdivision would not be permitted
- It could make the property less desirable at any future resale
- Revision #2 removes any arbitrary decisions on curtilage
- He will provide a breakdown of the number of 10, 20 and 25-acre Ag properties in the Township

M. Stoltzfus made a lengthy statement on matters not pertinent to tonight's discussion.

Jonathan Stoltzfus stated the need of relief for family housing and his sense neighboring property owners are against farmers.

John Stoltzfus stated some land zoned Ag is not suited for farming due to poor soil and would be useful for additional housing. It is important to keep family on the farm.

M. Fisher provided a statement from Brent Landis, who could not attend the meeting, opposing the initial proposed amendment.

On a motion by Fisher/Welk, the PC voted to keep the extended family dwelling section as it stands with no changes. Smith and Leaman opposed.

On a motion by Good/Leaman, the PC voted to consider Revision #2, dropping the area of disturbance to 1-acre and setting the minimum required acreage at 10. Welk opposed.

There being no further business before the PC, the meeting adjourned at 8:50 p.m.

Judith Willig
Recording Secretary