

Strasburg Township Board of Supervisors
July 6, 2026
Minutes

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

Guests: Charles Barto-LNP, Bill Potter-Strasburg PC Chair, Mervin Fisher-Strasburg resident, Matt Hess-Refton Fire Co Fire Chief, Mike Stoltzfus-Strasburg resident, Daniel Stoltzfoos-Strasburg resident, Ryan Boll-EGStoltzfus Homes, Craig Smith-RGS Associates, Allen Gruver-Strasburg resident, Chris King-Strasburg resident and Marcus Beiler-Strasburg resident.

Call to Order

Meeting called to Order at approximately 7:30 p.m.

Public comment (ITEMS NOT ON AGENDA)

Public comment was invited; Matt Hess Refton Fire Co Fire Chief provided some updates- The Fire Company's Renovation project is about half way complete. They were able to keep costs down and have some extra grant money left over. The extra funds will be used for new flooring and a mini split. The annual Mud-Sale was a success with over \$60,000 in profits. There were two significant house fires located in Providence Township where families had to be displaced. The annual Blood Drive is Saturday, July 18th at the Refton fire house from 9am-2pm. Otherwise all is going well with Refton Fire Co.

Consent Agenda

1. **Minutes of June 1, 2026**
2. **Bill listings, payments and treasurers report:**
Payroll, 401(a), taxes and fees in the amount of- \$19426.13
General Fund checks 28308-28338 & expenditures in the amount of- \$66,958.48
Sewer Fund checks 827-828 & expenditures in the amount of- \$4,277.39
Liquid Fuels Fund check 2007 & expenditures in the amount of- \$109,413.57
Escrow Fund check 2002 & expenditures in the amount of- \$26,091.55
Sinking Fund expenditures in the amount of- \$4,096.35
Treasurer's report date: 06/01/2026-06/30-2026
3. **Consider a motion to approve E.G. Stoltzfus/Prospect Road Associates request to replace the current financial security bonds #233001 with a value of \$80,681.03, related to Meadows-Phase 1 and #246192 with a value of \$336,870.67 related to Meadows-Phases 2 & 3, with an alternate surety company with no other changes.**

- 4. Reduce Financial Security for Christ Stoltzfoos-357 Sawmill Road, in the amount of \$41,417.05 and establish a new amount equal to \$3,450.78**

On a motion by Dearolf/Weaver, the Board voted unanimously to approve the consent agenda items 1-4, listed above.

Old Business

- 1. Consider a motion to reject all bids received and reviewed June 1, 2026 for the Township Park Restroom Project and re-bid/advertise for opening at the August 3, 2026 meeting**

On a motion by Dearolf/Weaver, the Board voted unanimously to reject all bids received and reviewed June 1, 2026 for the Township Park Restroom Project and re-bid/advertise for opening at the August 3, 2026 meeting.

New Business

- 1. Consider a motion to defer all plan processing for 145 South Ronks Rd-Todd Barges-Major SWM Plan to Paradise Township**

On a motion by Dearolf/Weaver, the Board voted unanimously to approve all plan processing for 145 South Ronks Rd-Todd Barge-Major SWM Plan to Paradise Township, subject to conditions set in Solanco Engineering review letter dated June 12, 2026 .

- 2. Consider a motion to approve Township Administrator Mark Deimler and Planning Commission Vice-Chairman John Fisher to choose placement of evergreen plantings along the north/north-west side of the Meadows of Strasburg development's screening**

Mr. Deimler provided the following: Planning commission members and himself have inspected the screening. The planting listed on the approved plan will not work with the vegetation currently in place. Placing evergreen trees in strategic places will work and look better.

On a motion by Weaver/Dearolf, the Board voted unanimously to approve Township Administrator Mark Deimler and Planning Commission Vice-Chairman John Fisher to choose placement of evergreen plantings along the north/north-west side of the Meadows of Strasburg development's screening.

- 3. Consider a motion to ratify and confirm the proposed Short-Term Rental Ordinance Amendment was sent to the Lancaster County Planning Department & Strasburg Township Planning Commission before July 2, 2026 and advertise the public hearing for August 3, 2026**

Daniel Stoltzfus commented he would like the 2nd home on the same property be considered to be kept in the ordinance.

Marcus Beiler commented he believed he was with in the current Ordinances intent, Willig did not agree.

Mervin Fisher commented he would not want a Short-Term rental beside his home and agrees with the supervisors' decision.

On a motion by Weaver/Dearolf, the Board voted unanimously to ratify and confirm the proposed Short-Term Rental Ordinance Amendment was sent to the Lancaster County Planning Department & Strasburg Township Planning Commission before July 2, 2026 and advertise the public hearing for August 3, 2026

4. Preliminary/Final Subdivision and Land Development Plan for Brendle Tract-35 Prospect Rd-execute all required documents when in a form acceptable to the Township Solicitor

Mr. Deimler provided the only change to the plans is there will only be 2 lots in Strasburg Borough instead of the 4 lots originally proposed.

On a motion by Weeever/Dearolf, the Board voted unanimously the appropriate officers of this Township be authorized to execute the following documents relating to the Preliminary/Final Subdivision and Land Development Plan for Brendle Tract prepared by RGS Associates, Project No. 2023657-013, dated July 11, 2025, last revised June 10, 2026, and they are in a form acceptable to the Township Solicitor and the Township Administrator, all blanks have been completed, and they have been executed on behalf of Prospect Road Associates, LLC, and The Meadows at Brendle Farm Unit Owners Association, Inc.:

1. Storm Water Management Agreement and Declaration of Easement among Prospect Road Associates, LLC, Strasburg Borough, and this Township with a Joinder by The Meadows at Brendle Farm Unit Owners Association, Inc.
2. Agreement for Grant of Non-Motorized Path Easement among Prospect Road Associates, LLC, Strasburg Borough, and this Township with a Joinder by The Meadows at Brendle Farm Unit Owners Association, Inc.
3. Agreement Providing for Grant of Conservation Easement among Prospect Road Associates, LLC, Strasburg Borough, and this Township with a Joinder by The Meadows at Brendle Farm Unit Owners Association, Inc.
4. Land Development Agreement between Prospect Road Associates, LLC and this Township.

On a motion by Weaver/Dearolf, the Board voted unanimously to authorize execution of the Preliminary/Final Subdivision and Land Development Plan for Brendle Tract prepared by RGS Associates, Project No. 2023657-013, dated July 11, 2025, last revised June 10, 2026, and to release such Plan for recording subject to Prospect Road Associates, LLC, satisfying all of the following conditions:

1. Execution of the Storm Water Management Agreement and Declaration of Easement among Prospect Road Associates, LLC, Strasburg Borough, and this Township with a Joinder by The Meadows at Brendle Farm Unit Owners Association, Inc. by all parties and recording of such document.
2. Execution of the Agreement for Grant of Non-Motorized Path Easement among Prospect Road Associates, LLC, Strasburg Borough, and this Township with a Joinder by The Meadows at Brendle Farm Unit Owners Association, Inc. by all parties and recording of such document.
3. Execution of the Agreement Providing for Grant of Conservation Easement among Prospect Road Associates, LLC, Strasburg Borough, and this Township with a Joinder by The Meadows at Brendle Farm Unit Owners Association, Inc. by all parties and recording of such document.

4. Execution of the Land Development Agreement between Prospect Road Associates, LLC and this Township and recording of such document.
5. Execution of the Agreement Providing for Grant of Public Right-of-Way from Prospect Road Associates, LLC, to the Township for additional right-of-way for Prospect Road executed on behalf of Prospect Road Associates, LLC and recording of such document.
6. Execution of the Agreement Providing for Grant of Easements from Prospect Road Associates, LLC to the Township for water easements and sewer easements executed on behalf of Prospect Road Associates, LLC and recording of such document.
7. Execution of the Agreement Providing for Grant of Road Maintenance Easement from Prospect Road Associates, LLC, to the Township for the proposed snow dump easements with joinder by The Meadows at Brendle Fann Unit Owners Association, Inc., and recording of such document.
8. Receipt of notification from Strasburg Borough, Lancaster County, Municipal Authority that Prospect Road Associates, LLC, has met all of such Authority's requirements.
9. Payment of all current invoices for reimbursement of fees by the Township Engineer and Township Solicitor associated with the review of such Plan and the preparation of documents, review of documents, and communications with representatives of Prospect Road Associates and clients relating to such Plan.
10. Updating of the Plan to address comments in the Township Engineer's review letter dated June 22, 2026.
11. Posting of financial security in the amount of \$2,569,290.88 in a form acceptable to the Township Solicitor.

Administrator

1. Discussion of PC Recommendation for Zoning Ordinance Amendment Re: Principal Use Solar

Mr. Deimler informed the board that the PC is mostly concerned about farm land preservation when it comes to commercial solar facilities used specifically to sell power back to the grid. Planning commission Chair-Bill Potter confirmed the PC's position.

On a motion by Weaver/Dearolf, the Board voted unanimously to have the township solicitor work on a draft using the Manor Township Solar Ordinance as a template.

Chairman Willig would like the township solicitor to also begin drafting a data center ordinance, that way the township has one and is covered if it would ever come up. All board members are in agreement.

Reports

Zoning Officer's Report: 12 permits issued with receipts in the amount of \$7,417.95

Sewage Enforcement Officer's Report: 4 permits issued with receipts in the amount of \$2,480.00

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**

Vice-Chairman Weaver informed the board that the Welcome to Strasburg Township sign on South Ronks Rd was stolen, the township secretary will order more signs.

A resident's issue on Penn Grant Road with large trucks destroying his yard was discussed. Possibly replace the current sign as it is hard to read. Chairman Willig asked the township secretary to look into informing google maps that large trucks should not be using this road.

Adjourn Meeting

There being no further business before the Board, the Supervisors adjourned at approximately 9:06 p.m.

Tammy Jamison
Township Secretary