

Minutes
Strasburg Township Planning Commission
April 9, 2018

The Strasburg Township Planning Commission (PC) held their regular meeting on Monday, April 9, 2018, at 7:03 p.m. at the Strasburg Township Municipal building, 400 Bunker Hill Road. Present were Janice Bowermaster, John Fisher, Gloria Folker, Christina Kruger, June Mengel, Bill Potter, and Bob Sangrey.

Guests: Township Engineer Mark Deimler, John Mathis, Jason Shaner, Merv Brackbill, Brandon Wonden

Public comment was invited. There was none.

On a motion by Folker/Bowermaster, the PC voted unanimously to approve the minutes of February 12, 2018 as submitted.

Review of CU 2018-02, 232 Hartman Bridge Road, BJB Real Estate LLC:

Jason Shaner, Impact Engineering, and Merv Brackbill, BJB Real Estate appeared to present the Conditional Use request. Review included location of the addition, appearance of the addition relative to the existing building, need for a walking trail since the property is on the west side of Hartman Bridge Road, material for the walking trail, landscaping along the trail/road/parking area, landscaping on the north side of the property, and entry/exit field of view for traffic.

The PC discussed pervious versus impervious material for the 4' wide (an all-weather surface material is specified in the ordinance). The decision was to specify asphalt, either pervious or standard.

On a motion by Fisher/Sangrey, the PC voted to approve moving the CU application to the Township Supervisors with the contingency that the during the stormwater management phase of the project the plans will specify native plant species for the landscaping, an asphalt (pervious or standard) walking trail, a landscaping plan per ordinance, and compliance with the conditions stated in Mark Diemler's letter of March 19, 2018.

Review of petition to rezone 910 Strasburg Pike, Ben and Annie King:

Mark Diemler reviewed the history of the lot for the PC in regard to flood plan, storage in the flood plan, and removal of the house. It was noted that the LCPC comments are not yet available. Since there was no urgency to recommend anything at this point in time to the supervisors, the PC decided by consensus to wait for the LCPC review letter.

Discussion of Goals for 2018 – Comp Plan, Zoning Ordinance, etc.:

Discussion included whether or not the comprehensive plan needs to be updated, in particular regarding growth. Consensus was not to recommend changes at this point in time due to the minimal updates that could be made and the costs to complete those updates.

Also discussed was the township zoning ordinance. Mark Diemler noted from his perspective is that there is nothing in particular that needs to be addressed. There was discussion concerning chickens and other animals on lots less than 1 acre, and also about Airbnb within the township.

The PC meeting continued with plenty of discussion, but no action.

There being no further business before the PC, by motion of Bowermaster/Kruger, the PC voted to adjourn the meeting at 8:53 p.m.

Bill Potter
Acting Recording Secretary