

**Minutes
Strasburg Township Planning Commission
June 11, 2018**

The Strasburg Township Planning Commission (PC) held their regular meeting on Monday, June 11, 2018, at 7:00 p.m. at the Strasburg Township Municipal building, 400 Bunker Hill Road. Present were Janice Bowermaster, John Fisher, Christina Kruger, June Mengel, Bill Potter and Bob Sangrey.

Guests: Township Engineer Mark Deimler, Jason Shaner, Merv Breckbill, John Coldiron.

Public comment was invited. There was none.

On a motion by Fisher/Potter, the PC voted unanimously to approve the minutes of May 14, 2018 as submitted.

PC 2018-01, 302-306 Hilltop Road, lot add-on plan for Jacob L. Stoltzfus. Coldiron presented the plan for the applicant:

- The applicant proposes to add approximately 1.03 acres from the approximately 105 acre parent farm to an existing .9 residential tract
- The properties are zoned RR and A
- There is a steep slope present
- Applicant wishes to erect a dwelling to the rear of the property
- Applicant will remove the existing mobile home
- Parent tract has an existing dwelling with 2 units with 2 addresses
 - No permit was issued for a second dwelling unit
 - No DEP planning was conducted
 - A repair permit was issued for the parent tract septic system in 2016 for a 5 bedroom single-family dwelling
 - The unauthorized installation of a second dwelling unit utilized one of the two subdivision rights for the parent tract
 - The proposed lot add-on utilizes the second subdivision right

On a motion by Potter/Fisher, 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 June 2, 018 are satisfied, the plan notes the lot add-on is the second subdivision and there will be no further subdivision.

SWM 2018-02, 232 Hartman Bridge Road, BJF Real Estate, LLC. Shaner presented the plan for the applicant:

- The conditional use approval required the PC to approve the landscaping design
- The revised plan shows the walking path
 - Asphalt path
 - A crosswalk will be painted across the driveway
 - An infiltration trench will be installed on the Hartman Bridge Road side of the trail to capture runoff
- The revised plan shows the landscaping
- A waiver of land development is requested

- A waiver for minimum pipe size is requested
- A waiver for loading ratios is requested

On a motion by Mengel/Sangrey, the PC voted unanimously to forward the plan to the Supervisors with a recommendation to approve the plan and grant the waivers on condition all comments of Solanco Engineering letter of June 7, 018 are satisfied and the plan notes the addition of bumper blocks for the 21 parking spaces along the planned walking path.

Short-term rentals were discussed. Deimler provided information from the Township Solicitor with suggested language to strengthen the Township Zoning Ordinance. The PC supports limiting the proliferation of this use and anticipates reviewing any proposed ordinance amendment.

There being no further business before the PC, the meeting adjourned at 8:10 p.m.

Judith Willig
Recording Secretary