

August 6, 2018

The Strasburg Township Board of Supervisors held their regular meeting on Monday, August 6, 2018, at 7:30 p.m. at the Strasburg Township Municipal Building, 400 Bunker Hill Road. Present were Peggy Dearolf, Michael Weaver and Thomas Willig; Administrator Mark Deimler; Treasurer Connie Kauffman.

Guests: Steve Smoker, Ben and Elmer King, Wes Hicks, Leon Bowman, Charlotte Rohrer.

Public comment was invited. Bowman had questions about development plans for the Mersky tract on Prospect Road. Deimler received preliminary plans showing 77 single-family dwellings. The Township office received a sewer and water capacity request for the tract which will be on next month's agenda. It is zoned Residential (R1) for intense development. The process will take approximately one year before building.

On a motion by Weaver/Dearolf, the Board unanimously voted to adopt the minutes of July 2, 2018 as submitted.

On a motion by Dearolf/Weaver, the Board unanimously voted to approve bill listings for payment: Payroll and taxes in the amount of \$15,561.86; General Fund checks #22061-22106 in the amount of \$56,631.09 ; Liquid Fuels checks #1795-1796 in the amount of \$14,926.75; Sewer Fund checks #286-290 in the amount of \$2,414.79; Escrow Fund checks #1707-1088 in the amount of \$14,985.25.

On a motion by Dearolf/Weaver, the Board unanimously voted to approve the Treasurer's report as submitted.

Hicks appeared to request a Township contribution toward the construction of a new pole building and guidance on the access alley. The access alley is often blocked with parked cars that restrict emergency vehicle egress to Main Street. The alley is private and owned to the centerline by the adjoining property owners one of whom parks his vehicles in the alley. After discussion, the Township will approach Glen Lengacher and consult the Township Solicitor about acquiring ownership of the alley to ensure adequate access for emergency response vehicles. On a motion by Willig/Dearolf, the Board voted unanimously to approve a \$50,000.00 contribution to the Refton Community Fire Company and ratify and affirm waiving the Township permit fees.

Smoker appeared to present a development proposal for a 27.3 acre tract of land located on Route 896 and Bishop Road Tax ID# 5806104900000. He has been approached over the years by small business/manufacturers about the feasibility of a mixed-use industrial/business park. The property is owned by Eugene and Charlotte Rohrer, zoned Agricultural and currently under cultivation. Properties currently zoned Village Commercial or Highway Commercial do not provide for mixed light

industrial/manufacturing, warehouse, office, etc. This property is located along a State highway near Restricted Commercial and Residential zoned properties with access to public water and sewer. There is no plan to have large buildings of 100,000 square feet. The Board did not immediately dismiss the idea. Weaver requested Smoker provide the Board with information on how the proposal works with the County's "Places 2040" plan. Further discussion is needed.

At approximately 9:00 p.m., the hearing for proposed Ordinance #109 rezoning 910 Strasburg Pike from Rural Residential to Industrial was reopened. King has erected a fence delineating the floodplain area and understands there can be no storage or use of the floodplain for other than agriculture. Deimler noted screening will be required as part of the storm water management plan. At approximately 9:20 p.m., on a motion by Willig/Weaver, the Board voted unanimously to close the hearing. On a motion by Dearolf/Weaver, the Board voted unanimously to adopt Ordinance #109 as submitted.

On a motion by Dearolf/Weaver, the Board voted unanimously to approve Jonathan and Daniel Lapp's request to not install a pull-off shown on the plan for 509 May Post Office Road.

On a motion by Weaver/Dearolf, the Board voted unanimously to ratify and affirm the letter of support to the Lancaster County Conservation District.

On a motion by Dearolf/Weaver, the Board voted unanimously to ratify and affirm the appointment of Connie Kauffman as Assistant Open Records Officer (ORO) when the ORO is absent for more than a week.

Zoning Hearing Board applications were reviewed and the Board opposed the subdivision right waiver request of David J. Fisher and the sign requests for Wilmer Smoker and Strasburg Marketplace.

The Zoning Officer reports seventeen permits issued with receipts in the amount of \$7,073.42

The Sewage Enforcement Officer reports one probe test and three inspections performed and five permits issued with receipts in the amount of \$800.00. A violation complaint at 306 Hilltop Road was checked.

There being no further business before the Board, the Supervisors adjourned at 9:50 p.m.

Judith G. Willig
Township Secretary