

**Minutes
Strasburg Township Planning Commission
September 10, 2018**

The Strasburg Township Planning Commission (PC) held their regular meeting on Monday, September 10, 2018, at 7:00 p.m. at the Strasburg Township Municipal building, 400 Bunker Hill Road. Present were John Fisher, June Mengel, Bob Sangrey and alternate Judy Willig.

Guests: Township Engineer Mark Deimler, Jason Shaner and Levi E. Fisher

Public comment was invited. There was none.

On a motion by Sangrey/Fisher, the PC voted unanimously to approve the minutes of August 13, 2018 as submitted.

PC 2018-03, 311 North Star Road, Levi E. Fisher. Shaner - Impact Engineering and Fisher provided the following:

- Fisher resides on the property
- Approximately 4 acres
- ZHB approval for the expansion was granted on July 10, 2018
- 2 greenhouses and retail space with expanded parking are proposed
- Widening the driveway to 35 feet is proposed
- Property is currently served by OLDS
- A holding tank has been approved for the retail operation by the Township SEO
- There are 2 existing wells on the property
- 5 waivers and 1 deferral are requested:
 - Waiver to allow a combined preliminary/final plan due to the small nature of the project
 - Waiver to allow Impact to conduct the wetland absence determination
 - Waiver to not require a water/sewer feasibility study as no expansion of current needs are expected
 - Waiver to not require connection to public water for above reasons
 - Deferral of the sidewalk requirement until such time improvements are made to the road necessitating installation
 - Waiver to not require nighttime lighting as the business will be closed within a half hour of sunset on days of operation

On a motion by Fisher/Sangrey, the PC voted unanimously to forward the plan to the Supervisors with a recommendation to approve the plan and grant the waiver and deferral requests on condition all remaining comments of Solanco Engineering letter of August 20, 2018 are satisfied.

There being no further business before the PC, the meeting adjourned at 7:45 p.m.

Judith Willig
Recording Secretary