

April 1, 2019

THESE NOTES ARE ONLY A SUMMARY OF THE PROCEEDINGS HELD AT A SUPERVISORS MEETING AND IS NOT A TRANSCRIPT OF ANY STATEMENT OR TESTIMONY AT THE HEARING.

CU 2019 - 01 APPLICATION OF EG Stoltzfus Land ,LLC for conditional use approval to allow a cluster development pursuant to Section 204.4.2 of the Strasburg Township Zoning Ordinance for land located at 24 Prospect Road and a parcel identified as 580-20950 in the R-1 Residential Zone.

Guests: Josele Cleary – Township Solicitor, Claudia Shank – Applicant's Solicitor, Doug Parsons – EG Stoltzfus project manager, David Miller and John Schick – Rettew Associates

At approximately 7:35 p.m., Cleary opened the hearing.

The following actions were taken:

On a motion by Willig/Weaver, the Board voted unanimously to grant party status to Elam Stoltzfoos – 65 Prospect Road; Chris King – 48 Prospect Road; David Lantz – 950 Strasburg Pike.

The following exhibits were accepted into evidence:

Applicant's Exhibit #1 – an aerial map of the subject property
Applicant's Exhibit #2 – the plan submitted with the conditional use application
Applicant's Exhibit #3 – David Miller's resume
Applicant's Exhibit #4 – John Schick's resume
Applicant's Exhibit #5 – a preliminary traffic assessment memorandum
Applicant's Exhibit #6 – proposed elevations for the single-family dwellings
Applicant's Exhibit #7 – a photo of the springhouse taken in Fall of 2018
Applicant's Exhibit #8 – proposed conditions if approved

On a motion by Weaver/Willig, the Board voted unanimously to accept David Miller as an expert witness.

On a motion by Willig/Dearolf, the Board voted unanimously to accept John Schick as an expert witness.

Statements from the parties were invited:

Elam Stoltzfoos stated traffic is a major concern on the narrow road, the development will damage the character of the neighborhood, the springhouse is

located very close to the existing roadway and will be of concern for sinkholes.
He opposes the application

Chris King echoed Stoltzfoos' comments.

David Lantz is concerned the current water runoff problems will worsen and the intersection at Strasburg Pike will become dangerous.

At approximately 9:40 p.m., on a motion by Weaver/Dearolf, the Board voted unanimously to close the record.

On a motion by Weaver/Dearolf, the Board voted unanimously to take the application under advisement and render a decision at a public meeting within 45 days.

Judith Willig
Township Secretary