

June 3, 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 2019-02 - Aaron and Annie Glick, 440 South Vintage Road, Paradise, PA 17562 for conditional use approval to allow a single-family nonfarm dwelling pursuant to Section 201.4.12 and Section 453 of the Strasburg Township Zoning Ordinance for land identified as Lancaster County Tax Account No. 580-43510-0-0000 in the Agricultural zone.

On a motion by Willig/Dearolf, the Board voted unanimously to grant party status to Abbie and Justin Welk, 360 Bunker Hill Road, Strasburg, PA 17579

Under questioning by the Board, the parties and Deimler, Jason Shaner of Impact Engineering and Aaron Glick presented the following:

- The subject property is approximately 8.8 acres
- The applicant has an agreement of sale for the subject property
- A single-family dwelling with attached garage and horse barn are proposed
- The applicant proposes to grow produce and possibly raise goats
- Produce sales will be wholesale or taken to auction. No retail sales proposed.
- The STZO requires 50 acres for a farm
- This lot is a pre-existing, nonconforming parcel
- The applicant feels the proposed use follows the intent and spirit of the STZO more than previous applications for the same property
- The dwelling and barn are proposed to be erected in the northwest corner of the parcel
- The 2-story barn will be approximately 2800 square feet
- The driveway will be a minimum of 400 feet from the rise in the road to meet line-of-sight requirements
- Stormwater management plan, erosion and sedimentation plan, manure management plan and various permits will be developed and acquired in the coming months
- 3 sites have been tested for stormwater infiltration beds and all came back promising
- Conditional use approval was needed before investing in more engineering
- The Planning Commission recommended approval on May 13, 2019

Comments were invited: The Welk's voiced concerns about stormwater runoff. Weaver stressed the need for good farming practices to keep the soil on the property and not on the roadway.

On a motion by Willig/Weaver, the Board voted unanimously to close the hearing and render a decision granting the conditional use application. See decision for findings of fact and conditions.

CU 2019-03 - Steven Stoltzfus, 738 Deiter Road, Strasburg, PA 17579 for conditional use approval to allow a farm related business pursuant to Section 201.4.3 and Section 421 of the Strasburg Township Zoning Ordinance for land identified as 738 Deiter Road in the Agricultural zone.

Under questioning by the Board and Deimler, Stoltzfus provided the following:

- A blacksmith shop is proposed
- The shop will be located in approximately 450 square feet of an existing barn
- The subject property is approximately 2 acres
- There are no close neighbors
- There is a shared drive. A copy of the deed with a cross-access agreement was provided at the Planning Commission meeting
- The sale of the hinges and hardware produced will be sold wholesale with limited retail sales on site
- There will be no employees. Only family members.
- The largest truck making deliveries or pickups will be the size of a UPS truck. No semi-trailers.
- A 4-foot square sign is permitted by right if conditional use approval is granted

On a motion by Willig/Weaver, the Board voted unanimously to close the hearing and render a decision granting the conditional use application. See decision for findings of fact and conditions.

Judith Willig
Township Secretary