

October 7, 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.

Guests: Greg Hill, Sandy Kime, Fred Witmer, Wayne Manley, Ron Rinier, Doyle Heisey, Todd Weiss, Chris Corrigan

CU 2019-04 - APPLICATION OF Hartman Bridge LLC (HBLLC), 227 Granite Run Drive, Lancaster, 17601 for conditional use approval to develop two tracts of land pursuant to Section 210 of the Strasburg Township Zoning Ordinance for land located in the Gateway North zone.

On a motion by Willig/Weaver, the Board voted unanimously to take notice of the previous decision and conditions rendered for case # CU 2014-6 dated March 2, 2015.

Under questioning by the Board, Cleary and Deimler, Kime and Hill presented the following testimony:

Applicant's Exhibit A-1 – Conditional Use Application
Applicant's Exhibit A-2 - narrative for the CU application
Applicant's Exhibit A-3 – steep slope statement
Applicant's Exhibit A-4 – revised plan sheets 1-8
Applicant's Exhibit A-5 – building layouts
Applicant's Exhibit A-6 through 9 – elevations and renderings of the proposed buildings
Applicant's Exhibit A-10 – ARM Group geologic investigation report
Applicant's Exhibit A-11 – list of proposed conditions

- Modifications of the previous decision noted above are requested
- These modifications include:
 - Deletion of Lot #2 and Building A due to the retirement of the owner of Hartman Bridge Auto and the purchase of the property by HBLLC
 - The addition of 7 dwelling units and 87 parking spaces due to the purchase noted above
 - Deletion of Building C and its incorporation into Buildings B & D
 - A slight modification in the parking lot to accommodate buses
 - Evergreen screening added to the east border
 - Phasing of construction will be: Building E or F permit pulled by 6/1/20 and construction completed by 12/31/21; Building B or D permit pulled by 6/1/21 and construction completed by 12/31/22;

Building E or F permit pulled by 6/1/22 and construction completed by 12/31/23; Building B or D permit pulled by 6/1/23 and construction completed by 12/31/24. Building G will be constructed independently of this phasing.

- Slight modification of the stormwater management facilities in the northeast corner
- The tentative restaurant tenant is not a franchise
- The restaurant building will be 8,000 sq. ft. and has not been designed
- There will be 56 one-bedroom apartments and 57 two-bedroom apartments
- The sidewalk does not run along the east side of Route 896/Hartman Bridge Road due to safety and PADOT constraints
- Sidewalks proposed for the Gateway North zone will run along the west side of the highway

On a motion by Weaver/Willig, the Board voted unanimously to amend the application to include an extension of time pursuant to Section 704.6 of the Strasburg Township Zoning Ordinance.

On a motion by Willig/Weaver, the Board voted unanimously to close testimony and render a decision within 45 days.

The hearing concluded at approximately 9:10 pm.

Judith Willig
Township Secretary