

December 16, 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 2019-06 - APPLICATION OF JR and Ruthie Stoltzfus, 981 May Post Office Road, Strasburg** seeking conditional use approval to operate a restaurant and retail store pursuant to Section 210.3.2.C of the Strasburg Township Zoning Ordinance.

Under questioning by the Board, the Applicant's, Doyle Heisey and Douglas Phillips presented the following testimony:

Applicant's Exhibit #7 – North and south elevations

Applicant's Exhibit #8 – Aerial photo of the subject property with sidewalk and additional plantings

Applicant's Exhibit #9 – Renderings of the proposed exterior finishes grey version

Applicant's Exhibit #10 – Renderings of the proposed exterior finishes white version

- RGS Associates was contracted to prepare a landscaping plan with additional island plantings and a 5-foot wide sidewalk to address Township concerns (Exhibit #8)
- A revised exterior with natural brick, neutral siding, wooden columns and a standing seam metal roof was presented (Exhibit #7)
- A traffic report was submitted to the Township Engineer. The study showed no more negative impact on traffic than already exists in the area.
- The proposed concrete sidewalk is outside the PADOT right-of-way
- The Applicant's expressed their concern about the considerable extra cost to conform to some of the Township's requests
- The natural brick finish will make it difficult to adequately match existing brick with new brick needed to patch the ATM and drive-through window area on the building.
- The lack of exterior paint will make it difficult for the new business to stand out from the road
- Phillips stated the white exterior is part of the Stoltzfus' branding for the home décor business
- Phillips stated the existing building was the 1980's attempt to look like separate buildings, but the scale and proportions fall far short. Not much can be done about that without demolishing and rebuilding.
- The Applicant's and Phillips stated their desire to have the renovation look like more than just a "cleanup". A new look is important to remove the

property from its poor history. As an anchor tenant, their business will attract other businesses and improve the overall vitality of the property.

Perrin mentioned his background in marketing and municipal planning/zoning and stated his concern that without a substantial renovation the property will never overcome its “haunted, vintage eyesore” past.

Weaver stated he had reviewed the plans with the Applicant’s and has a personal conservative, colonial perspective. He stated his responsibility as an elected official to interpret ordinances in a community context. He asked the Applicant’s their preference in the exterior finishes and Heisey if the property owner’s had any objections or preferences. Applicants prefer the appearance shown in Exhibit #9. Heisey stated the owners have no objections or preferences and defer to the Applicants.

Potter stated the Township Planning Commission would have preferred something more colonial in appearance, but understands the Applicants need to make a bigger change. The Planning Commission also realizes a fully colonial renovation would be prohibitively expensive. The deviation makes sense in a business context considering the current condition and history of the property.

Willig stated his appreciation to the Applicants and property owners for their willingness to compromise on a final plan everyone can live with.

On a motion by Weaver/Willig, the Board voted unanimously to close the hearing and testimony. A decision will be rendered at the January 6, 2020 meeting.

Judith Willig  
Township Secretary