

**Minutes  
Strasburg Township Planning Commission  
January 13, 2020**

The Strasburg Township Planning Commission (PC) held their organizational meeting on Monday, January 13, 2020, at 7:00 p.m. at the Strasburg Township Municipal building, 400 Bunker Hill Road. Present were John Fisher, Gloria Folker, June Mengel, Bill Potter and Bob Sangrey.

On a motion by Mengel/Folker, the PC voted unanimously to elect Bill Potter as Chairman

On a motion by Sangrey/Mengel, the PC voted unanimously to elect John Fisher as Vice-Chairman.

On a motion by Mengel/Sangrey, the PC voted unanimously to appoint Judith Willig as recording secretary.

On a motion by Fisher/Sangrey, the PC voted unanimously to hold their meetings on the second Monday of the month at 7:00 p.m. at the Township Building.

Guests: David Miller, Doug Parkins, Joyce Gerhart, Sarah Young, Glen Wimer, Porter Stevens

The regular meeting was called to order at 7:15 p.m.

Public comment was invited. There was none.

On a motion by Fisher/Mengel, the PC voted unanimously to approve the minutes of December 9, 2019 as submitted.

PC 2019-04 – Meadows at Strasburg/Prospect Road Associates LLC, preliminary land development and stormwater management plan. Miller and Parkins answered PC questions pertaining to comments in Solanco Engineering review letter #2 dated January 6, 2020:

- Average flows from the 2 points of infiltration are equal to or less than 50%
- Water quality requirements will be met by the additional planting of one more tree per building lot
- The stormwater retention basin located near a fracture trace will have a packed and tested clay liner installed
- Side swale slopes of 3:1 near the Bowman tract are needed to direct flow away from the dwelling
- Curves in the streets are smaller than required, but the 25 mph speed limit and no parking areas on the curves make it acceptable. Emergency vehicles will be able to have access.
- 400 foot spacing of the fire hydrants is consistent with industry standards and the Borough Authority requirements

On a motion by Fisher/Sangrey, the PC voted unanimously to forward the plan to the Supervisors with a recommendation to grant the requested waivers and conditional preliminary

plan approval on condition all comments of Solanco Engineering letter of January 6, 2020 are satisfied.

Gerhart and Young presented a sketch plan for 1533 Village Road:

- The property is approximately 6 acres
- It is on the border of the Borough and Township
- Twelve  $\frac{1}{4}$  -  $\frac{1}{2}$  acre lots are proposed
- A cul-de-sac extension of Susan Avenue is proposed
- Lots #5 and 6 are flag lots
- Single-family dwellings are proposed in keeping with the neighborhood
- A front setback reduction will be requested. Other homes are only 100 feet from the road.
- Public water and sewer are proposed coming from the Borough along Susan Avenue
- An existing barn may be subdivided and added onto 1535 Village Road

The PC and Stevens recommended a higher density, perhaps utilizing duplexes, to maximize this opportunity to provide housing so near infrastructure. The PC had no immediate objection to the proposed flag lots and front setback reduction. They thanked Gerhart and Young for the information and chance to provide feedback.

The proposed short-term rental ordinance was reviewed along with a letter from the Township Solicitor.

- Remove “by the same family” from the definitions and replace with “same party or group”.
- Require an emergency contact number for the property owner and alternate emergency contact in case the property owner cannot be reached.
- What recourse can the Township have against a negligent property owner? Someone who repeatedly rents to groups who create a disturbance.

The PC comments will be forwarded to the Solicitor for incorporation into a new draft which will be reviewed again at a later meeting.

Stevens provided the PC with maps showing prime soils and location of preserved farms in the Township as a reference in considering future growth areas in the Township. Due to the late hour, the discussion was brief.

There being no further business before the PC, the meeting adjourned at 9:25 p.m.

Judith Willig  
Recording Secretary