

March 2, 2020

The Strasburg Township Board of Supervisors held their regular meeting on Monday, March 2, 2020, at 7:30 p.m. at the Strasburg Township Municipal Building, 400 Bunker Hill Road. Present were Peggy Dearolf, Michael Weaver and Thomas Willig; Administrator Mark Deimler; Treasurer Connie Kauffman.

Guests: Doyle Heisey, Doug Parkins, Joel Young, Jill Gilbert, Samantha Klaar, Greg Hill, Sandy Kime, Sarah Young, Joel Snyder, Jerry McCracken, Brendan Curry, David Zerbe.

The meeting was called to order at 7:30 p.m.

Public comment was invited. There was none.

On a motion by Weaver/Dearolf, the Board unanimously voted to adopt the minutes of February 3, 2020 as submitted.

On a motion by Dearolf/Weaver, the Board unanimously voted to approve bill listings for payment: Payroll and taxes in the amount of \$12,813.84; General Fund checks #22969-23013 in the amount of \$40,313.26; Sewer Fund checks #397-405 in the amount of \$3,635.21.

On a motion by Dearolf/Weaver, the Board unanimously voted to approve the Treasurer's report as submitted.

Gilbert and Klaar presented the 2019 audit report prepared by RKL LLC. The Township is in sound financial condition with no irregularities or material deficiencies noted.

Joel Young and Doug Parkins presented the preliminary land development plan and storm water management plan for the Prospect Road Associates/Meadows of Strasburg project:

- Weaver asked about walking trails and planting of trees. All lots will have a tree planted and the home owners association will have the power to enforce the requirement to always have a tree on each property.
- McCracken asked about the water supply to the development and if there was sufficient capacity. The development will be on public water and sewer and the Borough Authority has sufficient capacity.
- Deimler noted that erosion in the swale on the north side of the project will be remediated in the final phase.
- Waivers were requested and Deimler recommended granting the waivers for the preliminary land development and stormwater management plans.

He recommended approval of the preliminary land development plan and provided conditions for all.

On a motion by Willig/Weaver, the Board voted unanimously to grant the waivers for the preliminary land development plan as follows:

- Section 509.B – The minimum street centerline radii shall be 150 feet. Curve #3 and #6 do not meet this requirement. The plan proposes a minimum centerline radius of 75 feet.
- Section 509.C.7 – The minimum vertical curve length shall be seventy-five (75) feet. Vertical curve lengths of 50 feet or greater are proposed.
- Section 511 – The maximum spacing of fire hydrants shall be 100 feet. The hydrants are designed at a 400 foot industry standard.

On a motion by Willig/Weaver, the Board voted unanimously to grant the waivers for the stormwater management plan as follows:

- Section 501.17.B – The stormwater facilities shall be located a minimum of 50 feet from any fracture trace. The applicant has proposed to clay line the improvements to prevent infiltration.
- Section 501.19.A – The applicant shall verify that the project has matched pre and post hydrographs as required by this section. In the alternative the applicant must reduce the 2 year flow to 50% of the existing 2 year flow. The BOS grants CONDITIONAL APPROVAL of this request based on the justification provided by the applicant and that POI #1 and #2 are located within the same watershed of Kendig Run approximately 650 feet apart. Furthermore, the adjoining landowner Gideon Fisher has provided a drainage easement for the benefit of the developer. The recommended condition of approval is as follows:
  - The PCSM narrative provide a table on page 8 which depicts the 2 year flow being reduced to 50% of the existing values combining POI #1 and #2.
  - Section 504.4.a.4 – The minimum pipe size subject to vehicular loading within a public right of way shall be 18 inches. The applicant has proposed the use of 15 inch diameter pipes in limited scope when flow conditions did not dictate the minimum 18 inch pipe specified in the Ordinance.
  - Section 504.4.a.5 – All storm sewer pipe street crossing angles shall be 90 degrees. The applicant has minimized the amount of non-perpendicular crossings and has only utilized such when absolutely required due to site constraints.
  - Section 505.3.e.3 – The maximum spillway width shall be 50 feet. WB-1 calculations indicate a 200 foot long emergency spillway. The 200 foot long spillway has been designed to act as a level spreader to replicate existing conditions.

- Section 506 – The 2 year volume must be reduced to predevelopment using CG-1 in the BMP Manual. The BOS grant CONDITIONAL APPROVAL of this request based on the justification provided by the applicant. The recommended condition of approval is as follows:
  1. The applicant shall provide one (1) street tree per lot to provide additional water quality measures. The tree shall be a minimum six (6) foot high at planting and with a min 1.5" dbh.
- Section 504.4.d.4 – Swale side slopes shall not exceed 4:1 in residential areas. The applicant proposes 3:1 slope in certain areas.

On a motion by Willig/Dearolf, the Board voted unanimously to conditionally approve the preliminary land development plan dated October 5, 2019, last revised December 12, 2019. The conditions of approval are as follows:

- Applicant shall adhere to all conditions of Conditional use approval granted on May 6, 2019.
- The plan shall verify that all proposed lots meet the required 60 foot lot width at the minimum building setback line.
- The plan shall provide the required corner clear sight triangle easement.
- Applicant shall provide sewer and water design approval from Strasburg Borough Authority.
- Applicant shall provide the available and required safe stopping distance at each intersection.
- Applicant shall clarify the status of the Ultimate Right of Way shown at the intersection of Strasburg Pike and Prospect.
- The plan shall provide a type 2 handicap ramp detail depicting the required grass strip between the curb and sidewalk.
- Applicant shall reimburse the Township for all solicitor and engineering costs related to the approval of the plan.

Kime and Hill presented the revised stormwater management, land development and lot add-on plans for Hartman Bridge LLC. They hope to break ground in the next few months.

On a motion by Willig/Weaver, the Board voted unanimously to conditionally approve the Final Lot Add-On and Land Development and Stormwater Management Plan for Hartman Bridge Village dated November 12, 2015, last revised February 7, 2020. The conditions of approval are as follows:

- Applicant shall adhere to all conditions of Conditional use approvals granted on November 4, 2019.
- Applicant shall provide financial security in the amount of \$2,191,446.77 in a format acceptable to the Township Solicitor.
- Applicant shall execute the Revised Fee in Lieu of Dedication Agreement and provide the fee specified prior to plan recording.
- Applicant shall execute the Developers Letter Agreement.

- Applicant shall execute the Stormwater Management Agreement.
- Applicant shall provide Lancaster County Conservation District Approval of the modification to the NPDES Permit.
- Applicant shall provide PENNDOT approval of the traffic signal permit application and any other required PENNDOT permit approvals.
- Applicant shall provide proof of deed recording for the merging of the parcels no more than 30 days after the release of the plan for recording.
- Applicant shall reimburse the Township for all solicitor and engineering costs related to the approval of the plan.

Snyder and Sarah Young presented a preliminary sketch plan for a proposed development at 1533 Village Road:

- The property is approximately 6 acres
- 12 single family dwellings are proposed
- Extending Susan Avenue from the Borough into a cul-de-sac with 8 lots is proposed
- 4 lots will front on Village Road
- The existing house and barns are being evaluated and their destiny is uncertain at this time
- Dwellings will be 2500-3400 square feet
- Dwellings will be custom built with 26 styles from which to choose
- Relief from the minimum setback requirement will be requested to keep new dwellings in line with existing homes
- The development will be serviced by public water and sewer

Zerbe had questions about the type of housing, lot size and if the cul-de-sac could be pulled back from the property line to create more of a buffer. He was happy single-family dwellings are proposed rather than duplexes or townhouses.

The Board had no objections to the sketch plan as presented. The property is within the Urban Growth Area and zoned for this sort of density.

On a motion by Weaver/Dearolf, the Board voted unanimously to adopt Resolution 2020-07 for the Sight & Sound sewage planning module.

Kauffman presented information on diversifying and securing the Township's assets by using other depositors. PLGIT was proffered as a very good option. On a motion by Willig/Dearolf, the Board voted unanimously to approve the Solicitor prepare an ordinance for adoption subject to the Board's approval of PLGIT's method of fund guarantee.

On a motion by Willig/Dearolf, the Board voted unanimously to approve the final draft of the proposed short-term rental ordinance. It will be forwarded to LCPC for review.

On a motion by Dearolf/Willig, the Board voted unanimously to approve equipment for sale: 1953 Farm-All Super A tractor, 2002 Ford F-550 dump truck, 1984 Cat Model 80 grader. They will be listed on MunicBid and Lancaster Farming.

On a motion by Weaver/Dearolf, the Board voted unanimously to approve advertising Ordinance #113 for the dedication of Broad Street, Refton and Ordinance #114 amending Ordinance #34 per parking restrictions on Broad Street, Refton.

On a motion by Willig/Weaver, the Board voted unanimously to adopt Resolution 2020-06 authorizing submission of an Application for Traffic Signal Approval to PADOT.

On a motion by Dearolf/Weaver, the Board voted unanimously to approve advertising the 2020 road projects and materials.

Deimler reported the bids for the Creekview Drive sewer extension will be advertised with a May 13, 2020 opening date. Construction could start in June.

The Zoning Officer reports twenty permits issued with receipts in the amount of \$5,548.30.

The Sewage Enforcement Officer reports two permits issued with receipts in the amount of \$300.00.

There being no further business before the Board, the Supervisors adjourned at 10:00 p.m.

Judith G. Willig  
Township Secretary