

Minutes
Strasburg Township Planning Commission
June 8, 2020

The Strasburg Township Planning Commission (PC) held their regular meeting on Monday, June 8, 2020, at 7:00 p.m. at the Refton Community Fire Company, 99 Church St, Refton. Present were Janice Bowermaster, John Fisher, Bill Potter and Bob Sangrey.

Guests: Township Engineer Mark Deimler, LCPC Laura Proctor, Doug Parkins, David Miller, Craig Williams.

The meeting was called to order at 7:00 p.m.

Public comment was invited. There was none.

Laura Proctor introduced herself as the new County Planner assigned to the Township. The members gave her a warm welcome.

On a motion by Fisher/Bowermaster, the PC voted unanimously to approve the minutes of February 10, 2020 as submitted.

PC 2019-04 - Final land development plan for Phase 1 of the Meadows at Strasburg project on Prospect Road. Miller and Parkins offered the following:

- Phase 1 consists of 25 units on the west side
- Temporary cul-de-sacs will be installed
- Improvements on Prospect Road will be made
- Water and sewer from the Borough Authority system will be connected
- LCPC provided comments and more vegetation has been included

Deimler noted the Township traffic ordinance will be amended to include the development streets.

On a motion by Fisher/Sangrey, the PC voted unanimously to forward the plan to the Supervisors with a recommendation to approve on condition all comments of Solanco Engineering letter of April 22, 2020 are satisfied.

On a motion by Bowermaster/Fisher, the Board voted unanimously to approve a deferring plan processing for 153 Smithville Road to Providence Township. All activity will occur in Providence Township.

PC 2020-02 – Lot add-on plan for 965A Eisenberger Road. Williams offered the following:

- Jacob Stoltzfus owns 2 parcels on the east side
- Adding them together creates a conforming lot size for a farm
- Stoltzfus is selling a small, odd-shaped parcel on the west side to Elmer Stoltzfus, 964 Eisenberger Road
- Elmer operates a sawmill and has outgrown the initial approval for the business. There are many violations to be resolved by Elmer which have no bearing on the sale of the parcel as an add-on.

On a motion by Sangrey/Fisher, the Board voted unanimously to forward the plan to the Supervisors with recommendation to approve subject to satisfaction of the Solanco Engineering review letter of April 9, 2020 and any subsequent review.

Deimler reported to the PC the Supervisors decision at their June 1, 2020 meeting that stormwater management plans no longer need PC review. Major plans requiring planning review will be submitted along with land development plans, so this removes an unnecessary step for residents. Therefore, the 1107 Lime Valley Road plan on tonight's agenda needs no action.

Deimler also reported the Borough is not interested in a joint review of the regional comprehensive plan at this time. The Borough requested the Township PC come up with a list of proposed revisions for presentation to the Borough PC and Council.

On a motion by Sangrey/Fisher, the Board voted unanimously to approve completion of Component 4A for the 235 S. Jackson Street sewage planning module and forwarding the module to the Supervisors for final approval.

There being no further business before the PC, the meeting adjourned at 8:00 p.m.

Judith Willig
Recording Secretary