

July 6, 2020

The Strasburg Township Board of Supervisors held their regular meeting on Monday, July 6, 2020, at 7:30 p.m. at the Refton Community Fire Company, 99 Church Street, Refton. Present were Peggy Dearolf, Michael Weaver and Thomas Willig; Administrator Mark Deimler.

Guests: Greg Hill, Jeff Rutt, Kelly Osborne, Doyle Heisey, Daniel Beiler, Tony Todd, Cindy Welk.

The meeting was called to order at 7:40 p.m.

Public comment was invited. Trooper Osborne provided some data for 2020 year to date. She reported there are 2 troopers assigned to the Strasburg Township/Paradise Township area on a daily basis.

On a motion by Weaver/Dearolf, the Board voted unanimously to adopt the minutes of June 1, 2020 as submitted.

On a motion by Dearolf/Weaver, the Board voted unanimously to approve bill listings for payment: Payroll and taxes in the amount of \$12,301.45; General Fund checks #24863-24906 in the amount of \$59,362.18 ; Sewer Fund checks #422-426 in the amount of \$1,730.18.

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

At approximately 7:50 pm, a continued hearing for proposed ordinance #114 amending Ordinance #34 per parking restrictions on Main and Broad Streets, Refton, was opened.

- Comments received at the June 1st hearing were reviewed and considered
- The no parking restrictions were deemed a necessary action
- Strasburg Borough police will enforce the no parking restrictions
- Installation of white lines indicating the cartway will be considered

On a motion by Dearolf/Weaver, the Board voted unanimously to close the hearing and render a decision to adopt the ordinance as submitted.

Doyle Heisey appeared to ask the Board if they would consider a deferral of some improvements required in the Conditional Use decision rendered on December 12, 2019 for the property at 366 Hartman Bridge Road due to the loss of revenue from the pandemic. Specifically, a delay/deferment of the additional three islands in the parking lot and the sidewalk is requested until the end of 2022. Façade improvements will proceed for the café portion; handicap signage

and line painting will be installed; the connection to public water and the Hershey Farm WWTP will be completed; Agape Café is scheduled to open on Labor Day weekend. Deimler stated Heisey will need to apply for another hearing to amend the original conditional use decision. The Board was amenable to the proposed deferrals and recommended Heisey submit an application at his earliest convenience.

Hill and Rutt appeared to brief the Board on developments with the Hartman Bridge Village project. Due to the pandemic, the demand for retail/commercial/restaurant space has been severely curtailed. The restaurant that had signed a lease has stepped away. They have approached many different business entities including medical facilities and had no luck in generating any commitments. Demand for housing is still strong. They asked the Board if they would be open to removing the commercial component from the project and make it solely residential.

Weaver and Willig both commented the Township is required to provide commercial space and this property is one of the last large ones currently zoned as such. They continued saying the data provided about retail/commercial downturns was for national chains and malls, not for a project like Hartman Bridge Village with small, local shops and businesses. The Township must look at the long-term and not at the immediate and unusual circumstances of the present. The Township has made many accommodations for this project to keep it viable and now Hill and Rutt want more. It was suggested Buildings B and D be expanded to include more units and retain the existing commercial in Buildings E, F and G. That would provide additional immediate income for the property and make it more attractive to a lender.

Hill and Rutt thought it was a good possibility and asked if a workshop session could be arranged to hash out an approach. A date will be arranged.

Beiler appeared to discuss his Zoning Hearing Board application for the project at the corner of Beaver Valley Pike and White Oak Road. Willig met with Beiler at the site and then with Deimler to look at the proposed location and size of the building as staked out by Beiler. There was a lot of concern by the Board members about the building not blending well with the neighboring properties and becoming an eyesore. It will have a 136 foot-wide front and be 35 feet tall. Willig provided some pictures he had taken of similar structures so the other Board members and Beiler could have a better idea of the actual appearance of a structure the size Beiler is proposing. Deimler voiced concern there is not enough space on the property to accommodate a backup septic field site for the existing dwelling as well as all of the proposed improvements. He recommended the site be tested for a suitable site for the drain field before Beiler spends any more time and money pursuing a project that cannot happen.

A workshop meeting on Monday, July 20th is planned. Beiler will request another continuance from the Zoning Hearing Board.

On a motion by Willig/Dearolf, the Board voted unanimously to approve SWM2020-01, 1107 Lime Valley Road, Joe Rohrer.

On a motion by Willig/Weaver, the Board voted unanimously to accept the 180 day extension of plan processing grant for PC2020-02 965A Eisenberger Road subdivision/lot add-on plan, Jacob Stoltzfus.

On a motion by Willig/Weaver, the Board voted unanimously to ratify and affirm the consent agreement with True Vine Farm, 606 Bunker Hill Road, Greg Miller.

On a motion by Weaver/Dearolf, the Board voted unanimously to adopt Resolution 2020-15 per sewage planning module for 235 South Jackson Street, Benue K. & Sadie K. Fisher on condition comments of Solanco Engineering letter dated May 21, 2020 are satisfied.

On a motion by Weaver/Dearolf, the Board voted unanimously to approve the SWM agreement and plan for 1541 Lime Valley Road, Donald H. & Joyce E. Welk, Jr., on condition comments of Solanco Engineering letter dated June 5, 2020 are satisfied.

Weaver asked about the status of complaints against 1414 Village Road. Deimler responded all cars present on the property are registered to the occupant.

The Zoning Officer reports eight permits issued with receipts in the amount of \$914.50.

The Sewage Enforcement Officer reports six inspections and three perc tests performed and two permits issued with receipts in the amount of \$1,150.00.

There being no further business before the Board, the Supervisors adjourned at 9:45 p.m.

Judith G. Willig
Township Secretary