

**Minutes**  
**Strasburg Township Planning Commission**  
**September 14, 2020**

The Strasburg Township Planning Commission (PC) held their regular meeting on Monday, September 14, 2020, at 7:00 p.m. at the Refton Community Fire Company, 99 Church Street, Refton. Present were June Mengel, Bill Potter, Bob Sangrey and alternate Judy Willig.

Guests: Dwight Yoder, Steve Good, Gerald Biecher, Stacy Silvers, Nevin Martin.

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

Public comment was invited. There was none.

On a motion by Sangrey/Mengel, the PC voted unanimously to approve the minutes of July 13, 2020 as submitted.

CU2020-02, application of Nevco Fuel Services LLC for a property located at 1415 Lime Valley Road. A conditional use for a farm-related business to allow placement of a 30,000 gallon propane tank and two 10,000 gallon off-road diesel tanks to provide fuel delivery to surrounding agricultural operations. Yoder, Biecher, Martin and Silvers provided the following:

- The property is an existing farm zoned Agricultural
- PA Department of Labor and Industry will be responsible for monitoring, approving and inspecting the installation
- Nevco Fuel Services LLC is located in Lititz
- Local agricultural operations are heavy users of both propane and off-road diesel fuel
- A local distribution center for truck refills is needed
- Approximately 10 vehicles, both 18-wheeler and “bobtails”, will access the location each week to either fill the large tanks or refill delivery “bobtails”
- Most activity will be between 10:00 am and noon
- An existing driveway will be used for access
- There is sufficient space for truck turnaround on the property
- There is sufficient line-of-sight for safe ingress and egress of fuel trucks with the existing driveway
- There will be no fumes or other nuisances
- The tanks will be surrounded by an 8’ chain-link fence and concrete barriers for security and safety
- There will be an emergency shut-off valve
- A fire safety plan has been created and coordinated with the Strasburg Fire Company
- There is no planned expansion into residential deliveries
- The property was selected for its location and ease of access

On a motion by Mengel/Sangrey, the PC voted unanimously to forward the plan to the Supervisors with a recommendation to grant the conditional use with a condition the operation primarily services the needs of agricultural operations and not other commercial or residential customers.

On a motion by Mengel/Sangrey, the PC voted unanimously to ratify and affirm the recommendation to grant the request to amend conditions imposed in a prior decision for CU2020-01, Fivefold Partners LLC, 366 Hartman Bridge Road.

There being no further business before the PC, the meeting adjourned at 7:45 p.m.

Judith Willig  
Recording Secretary