

**Minutes
Strasburg Township Planning Commission
October 12, 2020**

The Strasburg Township Planning Commission (PC) held their regular meeting on Monday, October 12, 2020, at 7:00 p.m. at the Refton Community Fire Company, 99 Church Street, Refton. Present were Janice Bowermaster, John Fisher, Gloria Folker, June Mengel, Bill Potter and Bob Sangrey.

Guests: Ryan Dagen

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

Public comment was invited. There was none.

On a motion by Sangrey/Fisher, the PC voted unanimously to approve the minutes of September 14, 2020 as submitted.

Dagen appeared to present a design plan for exterior renovations to 242 Gap Road which is in the Railroad Heritage zone. Dagen plans to open a brewery at the site. He provided the following:

- Replace the existing horizontal siding with vertical board and batten siding
- Install cedar accent siding in the east gable end
- Replace the existing awning on the east side with a mortise and tenon porch with composite decking
- Install landscaping on the north side of the building
- Exterior colors will be light grey or charcoal with a charcoal or black roof
- There will be 2 employees
- There will be a small retail space with limited hours
- There are 5 existing parking spaces
- There is a lease with the Strasburg Railroad for 10 additional spaces
- The primary outlet for the beer produced will be the Speckled Hen Café owned by Dagen

Dagen stated the existing shingle roof is relatively new and he requested a deferral of replacement with a standing seam metal roof until such time it is deemed necessary.

On a motion by Mengel/Bowermaster, the PC voted unanimously to approve as submitted with a deferral for roof replacement when needed with standing seam metal.

The PC reviewed the Strasburg Regional Comprehensive Plan Chapter 11 dealing with implementation. After much discussion, the PC asked the Recording Secretary to ask the Board of Supervisors for some direction to move forward or not with trying to include more light industrial space in the Township. Potter recommended the PC, in conjunction with the LCPC representative, see if there is space in the Township for that purpose.

There being no further business before the PC, the meeting adjourned at 8:30 p.m.

Judith Willig
Recording Secretary