

October 19, 2020

The Strasburg Township Board of Supervisors held their regular meeting on Monday, October 19, 2020, at 1:00 p.m. at the Strasburg Township Municipal Building, 400 Bunker Hill Road. Present were Peggy Dearolf, Michael Weaver and Thomas Willig.

Guests: Jeff Rutt, Greg Hill, Sandy Kime

The meeting was called to order at 1:00 p.m.

Public comment was invited. There was none.

Rutt, Hill and Kime appeared to present an updated plan for the proposed Hartman Bridge Village development:

- Buildings D and E have been expanded by 18,000 square feet each
- Building C was added as additional apartments
- Two small courtyards were added around Buildings D and E
- The 8,000 square foot stand-alone restaurant has been removed
- An additional 200 apartments have been added with more 1-bedroom units than 2-bedroom proposed
- There are sufficient parking spaces for the additional units
- PADOT will approve the trips per day with a new traffic study and the highway occupancy permit will be revised
- An additional \$191,000 fee in lieu of open space fees will be paid to the Township
- Approximately 35 school age children are projected
- A text amendment will be needed to increase the approved density

Hill asked for comments from the Board and Deimler and approval to move forward:

Weaver commented he is sad to see the County grow at such a pace, but the higher density preserves farmland and accommodates the LCPC development wishes. He commented the developer has made efforts to accommodate the Board's requests and the appearance will maintain the character of the area.

Willig commented this is the largest project the Township has ever had and the Board wants to take the time to get it right. Short-term problems with the market are to be considered without sacrificing a long-term view. The Board has been working on design elements with other developers, so Hartman Bridge Village has not been singled out.

Dearolf voiced concerns about additional traffic, but understands that will be addressed by PADOT.

Deimler suggested a sliding scale for density to allow development of smaller parcels in the Gateway North zone and the impact of changing the density on the remainder of the Gateway North zone needs to be considered and calculated. He also suggested including environmental features, particularly the flood plain, in the text amendment. He stated another conditional use hearing will need to be held, a text amendment prepared and adopted and a revised final plan submitted and approved. All that will take approximately one year to complete.

The Board supports moving forward with the proposed changes.

Rutt thanked the Board and mentioned they may hold their own “town hall” meeting with neighboring property owners to educate and inform them on the proposed development and potential impacts.

The Secretary shared the proposed exterior renovation plans for 242 Gap Road in the Railroad Heritage zone.

Willig updated the other members on 931 North Old Road.

There being no further business before the Board, the Supervisors adjourned at 2:30 p.m.

Judith G. Willig
Township Secretary