

July 6, 2021

The Strasburg Township Board of Supervisors held their regular meeting on Tuesday, July 6, 2021, at 7:30 p.m. at the Strasburg Township Municipal Building, 400 Bunker Hill Road.

**Board of Supervisors present:** C. Michael Weaver, Vice Chairman and Peggy Dearolf.

**Others present:** Connie Kauffman, Treasurer and Assistant Secretary, Mark Deimler, Twp. Engineer, Zoning Officer, and Administrator (Attended Virtually), Bill Potter, Planning Commission Chairman, Brenden Curry, LNP, Ron Rinier, Charles Landry, Amos L. Fisher and J. Fred Witmer.

**PUBLIC COMMENTS:** none

1. Weaver said the Chairman and Secretary are on a holiday and sought a motion to appoint Connie Kauffman as Assistant Secretary for the purpose of taking minutes for this meeting. On a motion by Dearolf/Weaver, the motion was unanimously approved.
2. Public comment was invited. Charles Landry, 961 May Post Office Road, appeared to follow up with the Board about the township keeping him posted regarding his complaint against 959 May Post Office Road. Weaver replied we try to keep our citizens informed as best we can within the parameters of our jobs and deferred to the Zoning Officer, Mark Deimler. Deimler responded there is a Complaint Report provided to the Board each month and any resident is entitled to it via the Right to Know process. Deimler said the issue is closed and the resident is in compliance since a self-closer was installed on the front vinyl gate and front cattle style gate now has a padlock. Landry asked if there are any township ordinances with limitations on frequency restrictions for "No Trespassing" signs as fourteen are posted on his neighbor's property. Weaver stated that the Trespass Law is governed by the Commonwealth of PA and Deimler added that there is no township ordinance or limitation on the number of signs.

Amos L. Fisher, 914 Orchard Road, presented a preliminary sketch proposal for a family-based harness shop business at his 2.45-acre residence in the Agricultural Zone. He explained the business is currently Fisher's Harness Shop on North Star Road and he would like to move part of the business to his property and build a 2,400 square foot harness shop building. Deimler updated the Board with background information and specified that the business does not qualify as a farm or home occupation so Fisher would need a use variance from the Zoning Hearing Board and a stormwater management plan. Fisher would need a second driveway which Deimler said would require a waiver by the Board of Supervisors during the land development plan approval. Weaver and Dearolf had no objection to the proposal.

3. On a motion by Dearolf/Weaver, the Board voted unanimously to approve the minutes from June 7, 2021.
4. On a motion by Dearolf/Weaver, the Board voted unanimously to approve the bill listings and payments for Payroll, General and Sewer Funds.
5. Kauffman commented that the American Rescue Plan Act funds have been received and are now reflected on the Treasurer's Report. Weaver stated the amount is \$226,556.51 and the township is in good financial status. Deimler asked the Board to consider spending \$10,000 of the ARPA funds to make the meeting room virtual for consultants, etc. to be able to present virtually. On a motion by Dearolf/Weaver, the Board voted unanimously to approve the Treasurer's Report.
6. Deimler informed the Board that the property at 3139 White Oak Road is primarily in Eden Township with only twenty-five feet of the driveway in Strasburg Township and verified this is a subdivision of

a two-acre lot with the new building in Eden Township. On a motion by Weaver/Dearolf, the Board voted unanimously to approve the waiver of plan processing for 3139 White Oak Rd for William and Betty Sigman.

**DEPARTMENTAL REPORTS:**

Zoning Hearing Board:

- A request for special exception at 455 Weaver Road for a short-term rental was discussed and the Board was in opposition since the owner does not reside on the property or a contiguous property.
- A request for a special exception at 1172 Penn Grant Road for Metzler Home Builders to expand a non-conforming use and variance to exceed permitted maximum height for an accessory structure was discussed with no opposition by the Board.
- A variance at 2940 White Oak Road for the Strasburg Pallet Company to reduce minimum rear yard setback was discussed and the Board was neutral.

Administrator's Report:

- Everything is going exceedingly well with the new Roadmaster and he is a good fit. He has connections with other townships with more reciprocity when additional manpower is needed for road projects.
- Weaver asked the chairman of the Planning Commission, Bill Potter, if the PC is supporting the ordinance on relocating high density housing, townhouses and duplexes. Potter responded that the Planning Commission is okay with duplexes and cluster housing in the R-1 Zone and with keeping townhouses and condominiums in the Gateway North Zone only.
- J. Fred Witmer, 1734 Beaver Valley Pike, asked about the location of the minimum setback for the 2940 White Oak Road proposed project (pending Zoning Hearing Board approval) since his sister owns a property to the west and the Beilers have damaged her driveway by using it for harvesting timber. Deimler responded he believes the setback would be to the rear of the property. Weaver said the Beilers can't use her driveway without her permission and the power rests with the citizen in this situation.

With no further business to discuss, Weaver adjourned the meeting at 8:15 p.m.

Respectfully submitted,

Connie Kauffman, Assistant Secretary