

Minutes
Strasburg Township Planning Commission
July 12, 2021

The Strasburg Township Planning Commission (PC) held their regular meeting on Monday, July 12, 2021, at 7:00 p.m. at the Strasburg Township Municipal building, 400 Bunker Hill Road. Present were Janice Bowermaster, John Fisher, June Mengel and Cindy Welk.

Guests: Township Engineer Mark Deimler, Joel Snyder, Joyce Gerhart, Sarah Young, Tracy Leed, Will and Leslie Stimeling.

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

Public comment was invited. Leed commented her ongoing concern about traffic and safety in any development plan approval.

On a motion by Mengel/Welk, the PC voted unanimously to approve the minutes of June 14, 2021 as submitted.

PC2021-03, final subdivision plan for Ridgewall LLC, 1533 Village Road was presented. Snyder, Gerhard and Young offered the following:

- Summary of the project to date
- New layout plan showing 14 proposed building sites
- There are several shared driveways to minimize entrances onto Village Road
- A conditional use application to demolish the existing house was denied on January 4, 2021
- Zoning Hearing Board approval for the flag lots was granted on April 13, 2021
- Public water and sewer details are being worked out
- Stormwater management details are being worked out with the Borough and Township engineers
- An HOA will be formed to maintain all common and stormwater management areas
- It is projected all houses will be completed in 2-4 years
- The cul-de-sac will be presented to the Township for dedication
- Several waivers are requested:
 - 30-foot right of way from the Village Road centerline. Maintain a 16.5-foot right of way.
 - 100-foot spacing of the fire hydrants would place one in front of every house. They are proposing 2 for the cul-de-sac.
 - Extending water/sewer lines 3 feet beyond the terminus of the paving. No extension of the road past the end of the cul-de-sac will occur.
 - Minimum pipe size of 18 inches in the public right of way. 15-inch pipe increasing to 18 is proposed.
 - Preliminary plan processing. Going directly to final plan is proposed.

Deimler stated the Lancaster County Planning Department comments on sidewalk inclusion along Village Road are moot because the Strasburg Township SALDO does not require them.

The Stimeling's had concerns about stormwater and were told the stormwater management practices provided in the plan address some of the existing problems as well as any caused by the proposed development.

Leed asked if stormwater would be dumped into the sewer lines and was assured it will not.

On a motion by Mengel/Bowermaster, the PC voted unanimously to forward the plan to the Supervisors with a recommendation to approve the plan and requested waivers on condition of final review by Solanco Engineering for satisfaction of all comments of the letter dated July 4, 2021.

There being no further business before the PC, the meeting adjourned at 8:45 p.m.

Judith Willig
Recording Secretary