

**Minutes
Strasburg Township Planning Commission
January 12, 2015**

The Strasburg Township Planning Commission (PC) held their regular meeting on Monday, January 12, 2015, at 7:30 p.m. at the Strasburg Township Municipal building, 400 Bunker Hill Road. Present were Janice Bowermaster, Donald Fisher, Gloria Folker, and Bill Potter.

Guests: Mike Saxinger, Elvin Engle, Wilmer Smoker, Sandy Kime, Bob Wolf, Greg Hill, Claire Zeager, Bob Sangrey, Bob and Dawn Wiker, Janelle Peters.

Prior to the opening of the meeting, the PC held their organizational meeting.

- On a motion by Bowermaster/Fisher, the PC voted unanimously to elect Mengel as Chairman.
- On a motion by Fisher/Bowermaster, Potter was voted unanimously as Vice-Chairman
- On a motion by Bowermaster/Folker, Willig was voted unanimously as Recording Secretary.
- On a motion by Potter/Folker, the PC voted unanimously to set the second Monday of the month at 7:30 as the meeting day and time.

Public comment was invited. There was none.

On a motion by Folker/Bowermaster, the minutes of December 8, 2014 were approved as submitted.

CU 2014-5 revised application of Wilmer Smoker/ Rocky Ridge Meats, 235 Hartman Bridge Road was reviewed. Saxinger, Smoker and Engle presented the application and provided the following information:

- The Zoning Hearing Board application was formally withdrawn as the plan was revised to eliminate the need for variances
- Some large trees were eliminated separating the proposed building from the dwelling and more street trees were added
- The loading dock was changed to a ramp
- The roof lines were altered to provide more contrast and improve inside storage on the second floor
- Manufactured stone was added to the lower front façade and block on the lower side and rear walls

The PC members responded the appearance of the proposed building was not enough in keeping with the Gateway North design guidelines. After a lengthy discussion, the following action was taken.

On a motion by Fisher/Folker, the PC voted unanimously to recommend the Supervisors approve the application with the following conditions:

- The roof materials will be metal standing seam, asphalt shingle or a combination
- The vertical metal siding will be changed to horizontal, clapboard-style

- Dormers will be added to the north and south roofs
- The window and door designs will be changed for a less “barn-like” appearance
- The front façade under the porch will be brick or masonry
- The color palette will be expanded to provide more contrast

On a motion by Folker/Bowermaster, Mengel and Potter were unanimously appointed to represent the PC at the hearing scheduled for February 2, 2015.

CU 2014-6 application of Hartman Bridge LLC, 307 Hartman Bridge Road was reviewed. Kime, Wolf and Hill presented the application and provided the following information in response to questions from the PC, Peters, Sangrey and the Wiker’s:

- Kime gave a brief history of the project to date
- Herr Road will be widened
- PADOT is widening Hartman Bridge Road
- There will be no streetlights on Herr Road other than at the entrances
- Decorative fixtures on the front facades will illuminate the businesses and the sidewalk
- Moving Hartman Bridge Auto Service is set for tomorrow evening’s Zoning Hearing Board
- That move will occur early in the development of the parcel
- The entire parcel will be leveled to provide as large a flat building area as possible. This will increase the slope at the rear of the property affording some screening of the buildings for the property to the east

On a motion by Potter/Fisher, the PC voted unanimously to recommend the Supervisors approve the application with the following conditions:

- As shown on the plan as presented, Building C or D will be constructed first, followed by Building A or B. The remaining Building C or D will be constructed before the remaining Building A or B.
- Both accesses will be completely installed as part of the first phase of construction
- The Applicant will provide renderings of proposed Buildings E and F
- The Applicant will provide the arts and amenities associated with each building phase before construction
- Undeveloped areas on the parcel will be maintained in an appropriate manner

Deimler requested the PC consider any potential zoning ordinance amendments for their February 9, 2015 meeting.

There being no further business before the PC, the meeting adjourned at 9:30 p.m.

Judith Willig
Recording Secretary