

Minutes
Strasburg Township Planning Commission
March 9, 2015

The Strasburg Township Planning Commission (PC) held their regular meeting on Monday, November 10, 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: Joe Eisenhauer, Melissa Kelly

Public comment was invited. There was none.

On a motion by Fisher/Bowermaster, the minutes of January 12, 2015 were approved as submitted.

Joe Eisenhauer, Light/Heigel, presented conditional use application CU 2015-1 of Leroy and Lydia Stolfus, 4A Iva Road for PC review and comment:

- The application is to grant permission to disturb steep slopes pursuant to Section 323 of the zoning ordinance
- The parcel contains approximately 8.9 acres with approximately 3 acres in Strasburg Township and the remainder in Paradise Township
- The construction of a 32x44 barn is proposed
- There are existing structures on the property including a house, several barns and other agricultural outbuildings
- The proposed site is in the 15-20% slope but a portion exceeds 25%
- Eisenhauer provided a copy of a steep slope statement which addressed all pertinent ordinance concerns point-by-point
- The two-story barn will have carriage access on the first floor
- Upper level access will be at grade working with existing contours
- Stormwater management includes piping of all downspouts to an infiltration bed
- Zoning Hearing Board approval for setbacks associated with the proposed barn and an addition to the existing home was granted in fall 2014
- Existing septic location and site topography dictate the placement of the proposed barn
- There is space allocated for the relocation of part or all of the septic system if required
- The area designated as asphalt parking is for the bi-monthly delivery of feed to the barn. It provides a better solution to erosion than the existing stabilized turf

The PC members stated concerns about the possibility of the addition and barn being used for extended family purposes without obtaining the necessary approvals from the Township and the County. Eisenhauer had no information about that portion of the project; only about the steep slope issue.

On a motion by Fisher/Folker, the PC voted unanimously to recommend the Supervisors approve the application noting a concern with the proximity of the septic system and stormwater management facility, the possible extended family use and a requirement of meeting any comments or recommendations of the Zoning Officer.

The proposed zoning ordinance amendments were discussed and the best way to approach them. Kelly mentioned she would put together some information on historic resource preservation, kennels and outdoor boilers from other municipalities for the PC to use as reference on those issues. The recording secretary will try to have the Railroad Heritage District design guidelines converted into a Word document to use as a template for the Gateway North Zone. The members were charged with doing their homework on the topics and come to the April 13th meeting prepared to start working on the revisions.

There being no further business before the PC, the meeting adjourned at 8:35 p.m.

Judith Willig
Recording Secretary