

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

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

Guests: Mark Deimler, Sandy Kime, Greg Hill, Wilmer Smoker, Steve Dellinger.

Public comment was invited. There was none.

On a motion by Bowermaster/Fisher, the minutes of September 14, 2015 were approved as submitted. Chappell abstained.

Kime and Hill appeared to answer comments of Deimler's letter dated September 15, 2015:

Zoning Ordinance:

- #6 – Fencing is noted around the dumpster as well as three large rosebay rhododendrons. The referenced area has a fifteen foot elevation from street level.
- #8 – Nineteen trees planted 4-5 feet apart have been added to the southern end of the Wiker property line.
- #9 – All mechanicals are located inside the buildings along the Wiker property. Fencing and landscaping will screen the street-side condensers for the businesses located on Hartman Bridge Road.
- #11 – Lighting for Lot #2 will be set to dim to after-hours security level in the parking lot.

Storm Water Management:

- #2 – Option 2 is preferred tying into the existing inlet

Kime and Hill stressed the Borough Authority agreement with the Township to provide water is of extremely high priority and they will return for the November 9th meeting to move the project forward.

Smoker appeared to ask the PC's opinion on a change for his proposed butcher shop at 235 Hartman Bridge Road. The PC stated they prefer a modified version of his original plan rather than moving the shop to the rear of the existing structures and erecting a new dwelling farther back on the property.

Deimler provided an update on Elam Stoltzfoos 65 Prospect Road and stated Stoltzfoos' plan will be presented at the November 9th meeting.

Dellinger of Hanover Engineering was present for the initial review of the draft subdivision and land development ordinance (SALDO) for the Township. The following

recommendations were made by Dellinger, Deimler and the PC following items noted on the Hanover letter dated October 7, 2015:

- Tweak the fee schedule for escrow monies, etc.
- A comprehensive amendment to the Township's zoning ordinance removing references to the County SALDO should be enacted concurrently or after the adoption of the Township SALDO
- Appendices to the SALDO should be adopted by resolution rather than ordinance for ease of change later
- The number of lots for a minor subdivision should be 5 or less. The need for a street will dictate a major subdivision
- Filing deadlines will follow the established guidelines
- The number of copies of plans should be – 1 for the Township office, 1 for the Engineer's review and 7 for the PC's use
- The 80 foot to the inch calculation shall be removed from accepted plan scale formats
- Traffic impact and street design will be discussed further
- Sidewalks will incorporate Gateway North language
- Require improvement of road frontage
- Require first 25 feet of driveway be paved
- Consider non-motorized vehicle stipulations
- Lighting and bike parking will be discussed further.
- Remove #2 and #3 under open space exemptions.
- Define historical feature
- As-built plans required on back end only
- Appendix #10 – modify Township's existing application form
- Appendix #12 – remove

The PC was asked to review the draft SALDO for the November 9th meeting and come armed with questions, comments and suggestions. It must move forward to the Supervisors by December 2015.

There being no further business before the PC, the meeting adjourned at 9:35 p.m.

Judith Willig
Recording Secretary