

Minutes
Strasburg Township Planning Commission
April 11, 2016

The Strasburg Township Planning Commission (PC) held their regular meeting on Monday, April 11, 2016, at 7:00 p.m. at the Strasburg Township Municipal building, 400 Bunker Hill Road. Present were Janice Bowermaster, Gloria Folker, Gene High, Christina Kruger, June Mengel and Bill Potter.

Guests: Mark Deimler, John Lapp, Clarence Wenger, Wilmer Smoker, Bob Sangrey, Roger Fry.

Public comment was invited. There was none.

On a motion by Folker/Bowermaster, the PC voted unanimously to approve the minutes of March 14, 2016 as submitted.

On a motion by Potter/Bowermaster, the PC voted unanimously to table the David Fisher preliminary/final plan until further notice due to deficiencies in the submission.

Deimler advised the PC on procedures as the first plans submitted under the new Subdivision and Land Development Ordinance (SALDO) are on the agenda this evening. Before, the PC would see plans once most of the deficiencies had been addressed and changes had been made to the submitted plan. Now, the applicant's engineer will receive initial review comments from Deimler one week prior to the PC meeting and the PC will see plans in their unaltered state. Comments from LCPC must be received before the PC can forward plans to the Board of Supervisors for action. Though the PC may conditionally forward plans with which they have no issues to the Supervisors to keep them moving. Each plan can be assessed on a case by case basis.

PC 2016-1, JEASLAPP Real Estate LLC, preliminary/final plan for 1960 Beaver Valley Pike:

- A waiver of stormwater capacity will be requested
- A waiver of lighting as required in the HC zone will be requested
- The nature of the proposed business does not require the level of lighting generally considered appropriate for a retail operation
- Low level security lights are proposed at the loading dock and front of the building in addition to an existing dusk-to-dawn light

On a motion by Mengel/Folker, the PC voted unanimously to forward the plan to the Supervisors with a recommendation to approve the plan on condition the March 28, 2016 letter from Solanco Engineering comments are addressed and supporting the anticipated waivers for #3 and #13 pertaining to stormwater capacity and lighting. Lighting will be placed at the loading dock and front of the building and the existing pole light will be retained.

PC 2016-2 Rocky Ridge Meats/Wilmer Smoker, final plan for 235 Hartman Bridge Road:

- A waiver of preliminary plan is requested
- A waiver of requiring full cut-off lighting is requested. Solar lights are proposed which are not full cut-off, but very low lumen and will not pose a distraction or annoyance to neighboring properties
- LCPC recommends the red maple trees be replaced with a variety not toxic to livestock and adding a note of the Class 4 historic building on the site

On a motion by Potter/Kruger, the PC voted unanimously to forward the plan to the Supervisors with a recommendation to approve the plan on condition the March 14, 2016 Solanco Engineering letter comments are addressed, supporting the waiver for preliminary plan, the lighting will be as presented on the submitted plan and adding a note for the historic structure located on the property.

Deimler's updates on the kennel and transportation horse boarding amendments were reviewed. On a motion by Kruger/Potter, the PC voted unanimously to forward the amendments to the Township Solicitor for finalization.

There being no further business before the PC, the meeting adjourned at 8:20 p.m.

Judith Willig
Recording Secretary