

**Minutes
Strasburg Township Planning Commission
July 11, 2016**

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

Guests: Brad Aurand, Brian Masterson, Township Engineer Mark Deimler.

Public comment was invited. There was none.

On a motion by Bowermaster/Folker, the PC voted unanimously to approve the minutes of June 13, 2016 as submitted.

Aurand – Larson Group – presented PC 2016-4, 301 Gap Road, the Strasburg Railroad maintenance building addition:

- A 12,000 square foot addition is proposed
- There will be no office or restroom space
- The addition is proposed for the eastern end of the existing building
- The materials and design will blend with the existing building
- Waivers of preliminary plan processing, water/sewer feasibility and traffic study are requested

The PC understands blending the addition with the existing building is preferable to adhering to the design guidelines. If it was a free-standing building, they would insist on different design and material use. On a motion by Potter/High, the PC voted unanimously to recommend forwarding the plan to the Supervisors for approval on condition comments of Solanco Engineering letter dated June 30, 2016 are satisfied.

Masterson – Regester Associates – presented planning modules for Aaron Smucker, 101 Strubel Road and John Ebersol, 450 Twin Elm Road:

- Both are doubling the existing dwelling to accommodate extended family
- Neither have subdivision rights to enable a separate dwelling
- Ebersol has installed a new septic system to serve both dwellings

On a motion by Potter/Bowermaster, the PC voted unanimously to forward the Smucker module to the Supervisors for approval. On a motion by Mengel/Kruger, the PC voted unanimously to forward the Ebersol module to the Supervisors for approval on condition the module is revised to reflect the actual site conditions pertaining to the failed drain field and that both dwellings are served by the new system.

After review of the updated zoning ordinance amendments, on a motion by Mengel/Potter, the PC voted unanimously to recommend forwarding the amendments to the Supervisors for final review and approval prior to the Solicitor formatting them.

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

Judith Willig
Recording Secretary