

Minutes
Strasburg Township Planning Commission
June 13, 2016

The Strasburg Township Planning Commission (PC) held their regular meeting on Monday, June 13, 2016, at 7:00 p.m. at the Strasburg Township Municipal building, 400 Bunker Hill Road. Present were Janice Bowermaster, Gloria Folker, Gene High and Christina Kruger.

Guests: Sandy Kime, Tim Trostle, Bob Sangrey, Mark Deimler.

Since neither the Chair nor Vice-Chair were present for the meeting, on a motion by Kruger/Folker, the PC voted unanimously to appoint Bowermaster as acting Chair.

Public comment was invited. Bobby from Troop 56 was present to complete a component for a Scout merit badge. The PC welcomed him.

On a motion by Folker/Kruger, the PC voted unanimously to approve the minutes of May 9, 2016 as submitted.

Kime, ELA Group, presented the final plan for Hartman Bridge Village, 307 Hartman Bridge Road:

- Three waivers are requested: preliminary plan processing, a location map to the Township scale and a sewer and water feasibility study.
- The project was being reviewed by the LCPC up to this point, but, since the Township has its own SALDO, the LCPC sent it to the Township at the 11th hour for approval.

At approximately 7:20 p.m., Mengel arrived and assumed the Chair.

- Deimler stated he has no objection to the waiver requests and the technical comments from his review letter dated 6/1/16 have been materially satisfied with the exception of the outstanding plan withdrawal.
- Required review fees have been received.

On a motion by Kruger/Bowermaster, the PC voted unanimously to recommend approval of the three requested waivers and the final plan to the Supervisors conditioned on the receipt of plan withdrawal from the LCPC and any outstanding comments from the 6/1/16 Deimler letter are satisfied.

Trostle, Strausser Surveying, presented the Henry King, 45 Little Beaver Road, planning module and waiver of plan processing:

- King proposes building an additional dwelling and barn on the property
- The property is in preservation
- King is proposing approximately 3-5000 square feet of impervious surface
- The plan has been submitted to the LCCD
- It is a small and uncomplicated project
- A waiver of plan processing is requested

- Approval of the sewage planning module is requested

On a motion by Folker/High, the PC voted unanimously to recommend approval of the waiver request to the Supervisors and approved Mengel complete Component 4A of the submitted module.

A proposed amendment to the Township Zoning Ordinance pertaining to historic resources was discussed:

- If a municipality does not have either a designated historic zone or appointed historic commission, it cannot stop demolition of buildings
- Because the Township's resources are scattered, an historic zone/district is not feasible
- Deimler suggested the Township could preserve more such resources by offering options to property owners similar to the Reservoir Road project where the Township allowed two principal uses on a property for an historic house to be retained and a new home to be constructed.
- Sangrey asked if the new ordinance would reach as far as dictating paint colors, roof materials and style of windows. Deimler responded there is no support for that level of control.

Due to the absence of Vice-Chair Potter, the PC elected to delay recommendation on the ordinance until their July 11, 2016 meeting.

A proposed amendment to the Township Zoning Ordinance pertaining to outdoor wood-fired boilers was discussed. In the PC's estimation, there is not enough of a problem to warrant an amendment at this time.

There being no further business before the PC, the meeting adjourned at 8:00 p.m.

Judith Willig
Recording Secretary