

Minutes
Strasburg Township Planning Commission
March 14, 2016

The Strasburg Township Planning Commission (PC) held their regular meeting on Monday, March 14, 2016, at 7:00 p.m. at the Strasburg Township Municipal building, 400 Bunker Hill Road. Present were Janice Bowermaster, Jonathan Chappell, Gloria Folker, Christina Kruger, June Mengel, Bill Potter and Michael Weaver.

Guests: Gene High, Bob Sangrey, Aloy Rodriguez, Jim Henke, Gwen Newell, Mark Deimler.

Public comment was invited. Deimler introduced High as a prospective PC member. He previously served in Paradise Township on their PC and Zoning Hearing Board. Rodriguez is proposing to build a house on a 5 acre lot on Smithville Road.

On a motion by Bowermaster/Folker, the PC voted unanimously to approve the minutes of February 8, 2016 as amended.

On a motion by Potter/Weaver, the PC voted unanimously to approve the Chair sign Component 4A of the Tractor Supply/PNC Bank planning module.

Proposed zoning ordinance amendments were discussed, particularly kennels and driving horses. Noise, animal waste storage/disposal and enforceability were cited as the major issues. After a lengthy discussion on setbacks and acreage requirements, the PC settled on the following guidelines for kennels:

- A maximum of 26 dogs on a 5 acre lot, 27-50 dogs on a 10 acre lot; over 51 dogs requires 20 acres
- 150 foot setback from all property lines for any kennel structure or holding tank
- A holding tank required for animal waste storage
- Screening must be provided for any outside runs

The following for driving horses:

- 2 horses for transportation on 1 acre or less
- Barn no more than 20 feet high or 1000 square feet
- Enclosed manure storage
- 25 foot setback for any structure or manure storage

Henke presented the Rodriguez project preliminary plan for the PC's review and comment:

- The tract is under 5 acres
- The proposed driveway is off a gravel road
- The tract has been perced for a septic system
- Proposed storm water management facilities include an underground trench
- Several waivers are being requested:
 - Relief from the infiltration test for the trench

- Relief from the geologic evaluation – want to use the perc test results
- Relief from the requirement to use concrete pipe – want to use PVC
- Relief from the requirement to use 15 inch diameter pipe – want to use 8 inch
- Relief from the requirement to use concrete for the manhole cover – want to use a PVC mantle
- Erosion and sedimentation plans have been submitted to Lancaster County Conservation District
- There is small area of slope in excess of 15% which will be disturbed for the septic system and infiltration trench. An application has been submitted to the Zoning Hearing Board April 12, 2016 meeting for that issue.

On a motion by Mengel/Folker, the PC voted unanimously to recommend waiver approval to the Board of Supervisors.

The PC will see the plan again at their April 11, 2016 meeting and are willing to approve the plan contingent on Zoning Hearing Board approval.

There being no further business before the PC, the meeting adjourned at 9:30 p.m.

Judith Willig
Recording Secretary