

Minutes
Strasburg Township Planning Commission
May 9, 2016

The Strasburg Township Planning Commission (PC) held their regular meeting on Monday, May 9, 2016, at 7:00 p.m. at the Strasburg Township Municipal building, 400 Bunker Hill Road. Present were Janice Bowermaster, Gloria Folker, Christina Kruger, June Mengel and Bill Potter.

Guests: Mark Deimler, Brian Masterson, David J. Fisher, John L. Stoltzfus

Public comment was invited. There was none.

On a motion by Folker/Bowermaster, the PC voted unanimously to approve the minutes of April 11, 2016 as submitted.

SWM 2015-7, 62 Smithville Road, Eloy and Becky Rodriguez

- Received Zoning Hearing Board variance to disturb small portion of steep slope
- All technical details have been addressed
- Escrow is in place
- Operation and maintenance agreement is in the mail
- Deimler letter dated 4/20/2016 outlines five waivers being requested

On a motion by Mengel/Kruger, the PC voted unanimously to recommend the Supervisors approve the plan and requested waivers.

Masterson presented the Daniel S. Smoker, 445 Walnut Run Road, sewage planning module and request for waiver of land development plan processing

- There is an existing stone house
- An extended family addition is proposed doubling the size of the house
- A holding tank is proposed for the additions blackwater disposal

On a motion by Mengel/Potter, the PC voted unanimously to recommend the Supervisors approve the plan processing waiver requested on condition the DEP module and stormwater management are in place.

SWM 2016-2, David J. Fisher, Lantz Road/ May Post Office Road, landlocked parcel

- A conditional use application is on the Supervisors June 6th agenda
- The parcel is landlocked
- A shared driveway access is proposed for the John L. Stoltzfus property
- An access easement will be obtained from Stoltzfus
- The stormwater management plan is intricate with swales, trenches and culverts installed
- An easement must be obtained from the Abram Rhodes property for stormwater discharge
- An NPDES permit is required
- An operation and maintenance agreement is required

- A cost opinion and improvement guarantee are required

On a motion by Potter/Bowermaster, the PC voted unanimously to recommend the Supervisors approve the conditional use application and approve the stormwater management plan on condition all outstanding stormwater comments are addressed.

Deimler and the PC reviewed the proposed steep slope zoning ordinance amendment

There being no further business before the PC, the meeting adjourned at 7:45 p.m.

Judith Willig
Recording Secretary