

# STRASBURG BOROUGH PLANNING COMMISSION

**JANUARY 12, 2004 - 7:00 P.M.**

**MEMBERS PRESENT:** Brian Groff Michael Sollenberger Ben Wenger  
Doug Myers Mike Raub

**OTHERS PRESENT:**  
Lisa M. Boyd, Borough Manager Christine Drennen, Clerk  
May Gaynor

**CALL TO ORDER:** The meeting was called to order at 7:00 P.M.

**CITIZEN COMMENTS:** None.

**REORGANIZATION:** A motion was made by Mike Raub, seconded by Ben Wenger to nominate Brian Groff as Chairman of the Planning Commission. Ben Wenger made a motion, seconded by Mike Raub and passed unanimously to close nominations for the position of Chairman. With no other nominations, Brian Groff was named Planning Commission Chairman.

A motion was made by Mike Sollenberger, seconded by Doug Myers and to nominate Ben Wenger as Vice Chairman of the Planning Commission. Mike Sollenberger made a motion, seconded by Mike Raub and passed unanimously to close nominations for the position of Vice Chairman. With no other nominations, Ben Wenger was named Planning Commission Vice Chairman.

**MINUTES OF NOVEMBER 10, 2003:** A motion was made by Ben Wenger, seconded by Mike Sollenberger and passed unanimously to approve the minutes of November 10, 2003, as printed.

**STORMWATER MANAGEMENT ORDINANCE UPDATE:** Brian Groff stated that the letter from the Solicitor dated December 31, 2003, outlines some issues that need to be reviewed. It was stated that Mark Stivers stated that the LCPC does not have to review the Stormwater ordinance but since they do have it to review, they will provide unofficial comments. It was the consensus of the Commission to review the Stormwater Management Ordinance and the letter from the Solicitor during the next month and revisit this issue at the February meeting. The Staff and Public Works were also asked to review the proposed changes and provide their comments or recommendations.

**JOINT PLANNING COMMISSION UPDATE:** Mike Sollenberger reported that the RFP for the consultant to assist in the update of the Comprehensive Plan, that is being paid for by Lancaster County, has been sent, with proposals due back on February 6, 2004. The top consultants will be interviewed and then a decision on which consultant to appoint will be made. After the consultant is appointed, the Regional Joint Planning Commission will step aside and the update will be handed over to the Steering Committee. March is the tentative date for the Steering Committee to be in place. The citizen representatives to the Steering Committee will be appointed by the Borough Council and Supervisors. Mike Sollenberger further reported that the

inter-municipal agreement is currently being reviewed and Lisa Boyd reported that the Borough advertised the Ordinance for possible adoption at the January 27, 2004, Council meeting.

A member of the Planning Commission to sit on the Steering Committee will be needed and will be discussed at the February meeting.

**OTHER BUSINESS:** It was the consensus of the Planning Commission to change the February meeting to February 9, 2004.

Mike Raub asked if Mark Campbell of HRG completed the inspection of the pharmacy site. Lisa Boyd reported that the inspection was completed and the basin is working properly because it is currently designed to be a stormwater basin and sediment control basin. Lisa will verify if there is time limit for the improvements to be completed.

Mike Sollenberger reminded the members that the project of updating the Subdivision/Land Development Ordinance is budgeted for 2004.

**CITIZEN'S COMMENTS:** None

**ADJOURNMENT:** A motion was made by Mike Sollenberger, seconded by Mike Raub and passed unanimously to adjourn the meeting at 7:37 P.M.

Submitted by:

Christine D. Drennen  
Clerk

# STRASBURG BOROUGH PLANNING COMMISSION

FEBRUARY 9, 2004 – 7:00 P.M.

**MEMBERS PRESENT:** Brian Groff Michael Sollenberger Ben Wenger  
Doug Myers Mike Raub

**OTHERS PRESENT:**

|                                 |                      |
|---------------------------------|----------------------|
| Lisa M. Boyd, Borough Manager   | Joe Anderson         |
| Rob Bowman, Charter Homes       | Larry Shurr          |
| Jamie Brubaker, Charter Homes   | Pauline Shurr        |
| Marty Dwyer, Charter Homes      | Dale Kaufman         |
| Sandy Kime, David Miller Assoc. | Steven Smoker        |
| Don Hess, Attorney              | Tony D'Alessandro    |
| Gary Langmur, GDHS              | Penny D'Alessandro   |
| Mark Stanley, Attorney          | LaJune Ranck         |
| Bruce L. Ryder, Mayor           | Robert Gaynor        |
| Don Cargas                      | May Gaynor           |
| Helen Leibensberger-Cargas      | Florence Hoogerwerff |

**CALL TO ORDER:** The meeting was called to order at 7:00 P.M. by Chairman Brian Groff.

**CITIZEN COMMENTS:** None.

**MINUTES OF JANUARY 12, 2004:** A motion was made by Mike Sollenberger, seconded by Ben Wenger and passed unanimously to approve the minutes of January 12, 2004, as printed.

**SKETCH MASTER PLAN PRE-APPLICATION REVIEW – HISTORIC PROPERTIES**

**PARTNERS (S. E. SMOKER):** Steven Smoker presented a master sketch plan that shows the addition of five additional lots to the north of the proposed Route 896 Project. Also showing the additional buildings planned for the south side: Building 500 will eventually house some professional space. Building 400 will possibly be general office or light retail, and the small building #600 will be retail. Building 600 may increase in size if the Relocated 896 Project goes through. The uses on the South side of 896 are fairly determined and the uses on the North side of the proposed Route 896 at this time are not determined. Steven explained that he is beginning the process of this plan because of the GDHS property, and the proposed connecting road to Strasburg Township. These properties will be served by public sewer and public water. Currently private water and sewer lines exist on that side, which will be relocated, or new ones installed as necessary and eventually be made available for dedication to the proposed water and sewer authority. All the current facilities are separately metered, as will be on the North side of the proposed Route 896. As each lot gets developed, there will be individual land development plans for them. The latest traffic study for the entire area has been completed. Mike Sollenberger questioned if the water and sewer line stubs be installed before the bypass construction. Steven stated that it would probably happen at the same time as the construction. There are currently water and sewer laterals that go under the existing Historic Drive, but they are not necessarily in the locations they need to be. Mike Sollenberger also questioned how close we are to having a traffic light installed at the intersection of North Decatur, Clover

Avenue and Historic Drive. Mr. Smoker stated it's getting close, he has glanced at the traffic study but has not been able to figure out what it means as of yet.

Brian Groff asked about the detention pond and where the water will run from the properties on the North side. Mr. Smoker said that everything from the North side will stay there.

Mike Sollenberger wondered how soon Mr. Smoker will be working on the current detention pond. Mr. Smoker stated that the new standards have been used in the construction of the detention pond and that it does not work. There have been several meetings and some correspondence between David Miller Associates and the Soil Conservation and the latest correspondence is in the spring when it dries and it can be gotten into, the Engineer's and Soil Conservation will have to reconsider what to do with it. It was put in according to the plan and the new standards, but unfortunately the new standards do not do what they are supposed to do. Marty Dwyer reminded the members that it is a temporary facility, which will eventually be removed and a new detention basin will be constructed.

Mike Sollenberger questioned if the Bypass does not go through, is Mr. Smoker prepared to reconstruct Historic Drive to the standard and design that the Bypass Route shows, including number of and location of access points. Mr. Smoker replied that as far as access points and locations, that is correct. As far as the reconstruction of Historic Drive, he does not have the answer to that, but knows there is a recorded document. He is not sure of the specifications are of that road construction, and as far as that is concerned, the answer is yes.

At this point there are no plans for active construction. This presentation was to update the Borough and allow them to picture how this development ties into the rest of the developments along Historic Drive.

### **CONCEPTUAL SITE PLAN PRE-APPLICATION REVIEW – STRASBURG COMMONS (CHARTER HOMES):**

Mr. Rob Bowman, President of Charter Homes presented a pre-application review for Strasburg Commons. Several modifications have been made to the original plan. The site is 23 acres and are anticipating that the plan will be served by public water and public sewer. Their interest is in taking what Strasburg is known for, the housing and the architecture along Decatur and Main Streets, and extending that into this property, and creating a use that would provide for connection to the commercial activities that are working on the square. The site is currently zoned commercial. Along with the sub-division, which took place several years ago, the Borough provided for a potential use to be 55 and older, an active adult housing. They are proposing a neighborhood that would allow for that use. The interest in tying into the Borough is a plan from its street scape, it's architecture, through it's landscaping, would do it's best to, not replicate what's in Strasburg, but to compliment that. The plan starts out with the primary focus being a green within the neighborhood that would be accessible by walking, through an extension of Kinder Lane, across the neighborhood to a green roughly one acre in size that would continue on to Historic Drive and to Historic Strasburg Inn. They have tried hard to eliminate through traffic, and speeding, by proposing a variety of street widths, many short streets that don't run any great distance. A circle that would provide for flow through the neighborhood for the people who live there, but would provide for easy access to get anywhere quickly. The traffic issue with an active adult neighborhood was also worked on. Also important was to create a streetscape that's not dominated by garage doors, and sidewalks

proposed for both sides of the streets. The homes will be a combination of stone and brick detailing, along with siding, that will replicate the uses in the Borough. The number of homes proposed is 170.

Doug Myers asked how many patterns or arrangements do they visualize within the site. Mr. Bowman stated that they have 6 difference footprints, and there may be 6 building footprints that are duplicated out of the total number, and then the rest are all mixed individually. These homes will not be in a situation where they will look the same. The duplicated footprints will be spread apart far enough.

Doug also asked about the commonality of the exterior of the homes that are siding and veneer. How can Charter Homes achieve a four-sided architecture that does not use the same materials over and over. Mr. Bowman stated that there are several new products that they have been using, and there will not be large masses of the materials used, and the mixture of the materials is what creates interest. Doug asked about the one acre green space at Park III, and how they visualize that. Mr. Bowman sees it as a formal area with a gazebo, or open space.

Ben Wenger stated that residents in Strasburg are very family oriented and there may be problems parking cars in the area. Ben thought that extra parking would be a good idea for family gatherings at one of these homes. Mr. Bowman agreed, and said that they went back and redistributed how the driveways come out and where they are located and they will provide significant on-street parking for that overflow. Parking will be provided on one side of many of the streets. Ben also questioned if these are condo-type homes. Mr. Bowman said they would propose a condominium homeowners association to take care of exterior work and maintenance. The exterior of the building would be maintained by an association, the inside would be maintained by the homeowner.

Brian Groff asked about lighting, and how it is going to affect the adjacent properties and what kind of lighting schemes will be used. It was stated that post lamps will be installed in front of the homes, and they really try to avoid streetlights, which makes it too bright. There will be some places that will require street lighting. In terms of public safety and areas that would not get enough light to be safe to travel on, those areas would support post lamps with some additional lighting. Brian also asked about the walking path that goes from Kinder Lane, through a park and out the other side of the neighborhood. This will be access to and from the main street, and to the Post Office, the Pharmacy, and the Inn. These paths would be maintained by the association. Information concerning the condominium association will be provided.

Mike Sollenberger asked about the anticipated widths of the streets. It was stated that they are at a sketch stage plan, and this information is not set in stone. They are proposing the main street to be 28 feet wide, and provide for parking on one side. The other streets will be 20 feet and being one way. The streets with homes only on one side will be 20 or 22 feet. Mike asked about emergency vehicle access. It was stated that they have actually been working with other municipalities concerning the issue of emergency vehicles, and have had them bring their snow plows, and fire trucks out to these new developments and asked them to drive through them and give them feed back. They are getting all favorable responses.

Mike questioned the beds per acre issue. It was stated that most of these homes are anticipated to be two bedroom units, for one or two residents.

Charter Homes will re-address the Planning Commission on the 1<sup>st</sup> of March and ask to be put on the agenda for Borough Council on the 9<sup>th</sup> of March.

**HISTORIC DISTRICT ORDINANCE – REVIEW & RECOMMENDATION:** A motion was made by Ben Wenger, seconded by Doug Myers and passed unanimously to forward the Historic District Ordinance to Borough Council with their support for adoption.

**STORMWATER MANAGEMENT ORDINANCE DISCUSSION:** At this point, the Borough can send a letter to the homeowner requesting the clean up or maintenance of these facilities, but since they are on private property, the Borough has not had much success in requiring the homeowner to do so. Mike would like the comment deleted in Section 704 where it talks about deposits, and separate accounting for each building or permit. Mike feels that we should keep the concept that the Borough has the right to inspect, and will inspect these facilities. A motion was made by Mike Sollenberger, seconded by Ben Wenger and passed unanimously to recommend Borough Council adopt the Stormwater Management Ordinance and to accept Bill Crosswell's comments and changes and authorize the Solicitor to work with the staff to make the required changes. And to also recommend Council authorize the Solicitor to review the remaining sections of the ordinance.

**JOINT PLANNING COMMISSION UPDATE:** Mike stated that the deadline for the submissions was Friday, February 9. The RFP's were hand delivered to the Joint Planning Commission Members. They will be read and reviewed, and the members will meet to discuss them, and to cut it down to the best 2 or 3 and to have those bidders to come for interviews at the March meeting. The Borough is looking for volunteers for the Steering Committee.

**APPOINTMENT OF PLANNING COMMISSION MEMBERS TO STERRING COMMITTEE:** A motion was made by Mike Sollenberger, seconded by Mike Raub and passed unanimously to recommend to Borough Council to appoint Joe Orndorff to serve as the Planning Commission representative on the Strasburg Region Steering Committee.

**OTHER BUSINESS:** Lisa stated that the Fire Company may be coming to the Planning Commission in March, and Charter Homes will also be returning.

**CITIZEN COMMENTS:** May Gaynor asked what is the final decision on the post-construction run-off amount versus pre-construction. Mike replied with 1.0. She also asked how many bids did the Planning Commission get from Consultants? Lisa stated that there were at least 6. May also wondered if they will be available for the citizen's to look at. Lisa stated that Mark Stivers said they are not available for public review.

Penny D'Alessandro asked about the zoning concerning a retirement village. According to Strasburg's Ordinance, no more than 6 units per grouping is permitted. Charter Homes is proposing 8 to 10 units. The ordinance also states no more than 60% lot coverage, and also questioned the density of this property. The Planning members agreed that these are some of the items that Charter Homes will be addressing in future meeting.

**ADJOURNMENT:** A motion was made by Mike Sollenberger, seconded by Mike Raub and passed unanimously to adjourn the meeting at 9:10 p.m.

Submitted by:

Lisa M. Boyd  
Borough Manager

# STRASBURG BOROUGH PLANNING COMMISSION

MARCH 1, 2004 - 7:00 P.M.

## MINUTES

**MEMBERS PRESENT:** Brian Groff Michael Sollenberger  
Doug Myers Mike Raub

**OTHERS PRESENT:**

|                               |                          |
|-------------------------------|--------------------------|
| Lisa M. Boyd, Borough Manager | Christine Drennen, Clerk |
| Mark Magrecki, ELA Group      | John & Dorothy Raub      |
| Ruth Hoffard                  | Penny D'Alessandro       |
| Brad & Heather Botchlet       | Gary Langmuir            |
| Marty Dwyer, Charter Homes    | Bruce L. Ryder           |
| Mark Stivers, LCPC            | Richard Spangler         |
| Rob Bowman, Charter Homes     |                          |

**CALL TO ORDER:** The meeting was called to order at 7:00 P.M.

**CITIZEN COMMENTS:** Penny D'Alessandro stated that she was concerned that the Charter Homes plan is proposing townhouses, which are not allowed under their current zoning, C-3.

**MINUTES OF FEBRUARY 9, 2004:** A motion was made by Mike Sollenberger, seconded by Mike Raub and passed unanimously to approve the minutes of February 9, 2004, as printed.

**CHARTER HOMES PRE-APPLICATION REIVEW – STRASBURG COMMONS:**

Marty Dwyer stated that, as requested at the last meeting, a set of condominium documents was provided to the Borough Office. The conceptual plans were reviewed and members discussed the following concerns:

- \* Ability of fire trucks and snow plows to maneuver the narrow streets, since the proposed streets are narrower than standard.
- \* Concern that if the Historic Drive Relocation project doesn't go through, it would create a significant traffic problem at Historic Drive and North Decatur Street. Gary Langmuir, the owner of the property, stated that there are agreements with the developers along Historic Drive that require improvements if the bypass doesn't go through.
- \* Stormwater management.
- \* Desire interconnectivity of the development with the entire Borough.
- \* Incorporating a parking area for visitor parking.

Mike Sollenberger suggested that the developers take input from the neighbors and try to answer their questions.

In response to the comment regarding townhouses being allowed in the C-3 zone, the Borough's Solicitor advised the developer that one possible route to allow the 55+ community would be to apply for a text amendment, which would involve the amendment having to be approved by both the Planning Commission and adopted by the Council.

**STRASBURG FIRE COMPANY PRE-APPLICATION REVIEW:** Mark Magrecki of ELA Group reviewed the existing layout of the Fire Company property on South Jackson Street as well as the proposed layout of the developed property. In brief, the plan calls to extend Franklin Street (including utilities, roadway and sidewalk), the existing house lot to be subdivided and subdividing two additional building lots (they are not planning on building on these lots at this time). The plan provides the open space for the extension of Franklin Street, as shown on the Official Map. Mr. Magrecki stated that perk tests to determine the ability of the ground to perk rainwater are required due to the size of the building, but initial tests did not perk well and stormwater management will need to be reviewed more in-depth. He stated that the Fire Company hopes to follow up this pre-application review with a preliminary/final plan submittal to keep the process going to hopefully begin building in the beginning of September.

Mr. Magrecki stated that because of site constraints including wet areas, flood plain and flatness, the stormwater is proposed to rely on a swale to the rear of the property, which requires approximately 700 yards of soil to bring the building out of the wetness. Doug Myers asked if the additional topsoil would affect the site. Mr. Magrecki stated that the topsoil will probably only increase the elevation approximately 1 ½ feet and build a 3-4 foot embankment to the rear of the property for the swale and to build the stormwater basin that adjoins the Borough property.

Mike Sollenberger asked if a siren would be installed at the new location and Jim Kiscaden stated that a siren is not planned. The possibility of a joint driveway with the Public Works building was initially discussed, but because permits would be required to cross the stream, time limits, etc, the connection is not included in their plans at this time, but the space is allowed if they want to consider the connection in the future. The two lots were discussed, and it was stated that the proposed lot size would allow for single family residences.

Mr. Magrecki also stated that the current plan incorporates a smaller than required turnaround at the end of the extended Franklin Street. Screening on South Jackson Street was also discussed and Mr. Magrecki stated that specific plants have not yet been discussed, but will gladly meet with the neighbors and try to incorporate their requests.

When asked about the intersection/turning radius, Mr. Magrecki stated that a radius upgrade may be included on the “house” property. Also, when asked about any potential for direct access to Miller Street, Mr. Magrecki said he was not aware of one.

It was the consensus of the Commission that this was a good beginning set of drawings with some minor changes and they ask them to continue to work with the neighbors.

Mrs. Hoffard and Mr. & Mrs. Raub expressed several concerns including: the fire company building blocking Mrs. Hoffard’s view of the sunset, resale value, subdividing two additional building lots, landlocking the Raub’s property with the addition of the 2 lots, safety and ability to maneuver a fire truck down Franklin Street in the area of the school (especially when Kindergarden is dismissing), and swale maintenance.

Jim Kiscaden stated that the safest travel route during school hours is Funk Street. Mr. Magrecki also stated that the building was reluctantly moved to the field location because of floodplain issues and the high water table. They will also evaluate if the building can be moved back any further on the lot. Mr. Magrecki also stated that the proposed building is not a flat-roofed industrial looking building, it incorporates a roof line with pitches. He also stated that the corners of the proposed location of the building will be marked so the neighbors can see its proposed location. Jim Kiscaden stated that the fire company has no intention of building on the 2 lots at this time, but they allow for potential future sale so they don't have to go through the entire subdivision process again.

Mrs. Hoffard asked what else the fire company planned on building on this site. Mr. Magrecki stated that it is possible in the future that a pole building may be built on the proposed stone parking area, but that building is not being proposed at this time. Bill Koch stated that the fire company would need this type of building in order to hold fundraising activities to maintain being a self-sufficient service.

**OTHER BUSINESS:** None.

**CITIZEN'S COMMENTS:** Dorothy Raub stated her appreciation for allowing them to speak. Penny D'Alessandro stated that she is still concerned about the proposed text change to allow for additional density on the Charter Homes plan, and that she is concerned about the impact that number of additional houses would have on our town. It was stated that Main Street has high density also, which is part of the historic character of the town. Bruce Ryder stated that the text amendment is only one possible solution to increasing the density that would be allowed, and the process involves requiring approval of the change by both the Planning Commission and the Borough Council. Bruce Ryder stated that it is very important for the Route 896 Relocation Project to be completed, because all of this development on a cul-de-sac road is undesirable.

Heather Botchlet stated that she felt the proposal to have a walking path on Kinder Lane is a safety concern, because the three families who live along Kinder Lane currently have to back out of their driveways onto the lane because there is no turnaround area. She also stated that with this proposed development, they will lose privacy on all 4 sides of their home.

**ADJOURNMENT:** A motion was made by Mike Sollenberger, seconded by Mike Raub and passed unanimously to adjourn the meeting at 8:20 P.M.

Submitted by:

Christine D. Drennen  
Clerk

**STRASBURG BOROUGH PLANNING COMMISSION**  
**APRIL 5, 2004 - 7:00 P.M.**  
**MINUTES**

Members Present:            Brian Groff                    Ben Wenger  
                                 Mike Sollenberger        Mike Raub  
                                 Doug Myers

Others Present:            Lisa M. Boyd, Borough Manager  
                                 Christine Drennen, Clerk  
                                 May Gaynor

**CALL TO ORDER:** The meeting was called to order by Chairman Brian Groff, at 7:07 P.M.

**CITIZENS' COMMENTS:** None.

**MINUTES OF MARCH 1, 2004:** Mike Sollenberger made a motion to approve the minutes of March 1, 2004 as printed, seconded by Mike Raub and passed unanimously.

**REVIEW OF STORMWATER MANAGEMENT ORDINANCE COMMENTS:** Following an extensive review of the issues raised by the Borough Solicitor and recommendations provided by the staff, Ben Wenger made a motion to recommend to Borough Council the acceptance of the staff's recommended changes as outlined in 22 issues (not including Issue #9) and to include the addition of the violations section as provided by the Borough Solicitor. The motion was seconded by Mike Sollenberger and passed unanimously.

Mike Sollenberger made a motion for the staff to submit the Engineer's comments regarding Issue #9 to the Borough Solicitor for his review and for the Engineer and Solicitor to provide clarifying comments and to provide a copy of their recommendation to the Planning Commission members and for the revised Stormwater Management Ordinance to be forwarded to Borough Council for their review and approval. Ben Wenger seconded the motion and the motion passed unanimously. It was stated that the recommendation of the Planning Commission regarding Issue #9 is for the text to require that either 5,000 square feet of earth disturbance or 1,000 square feet of impervious surface to go through the same stormwater management process.

Mike Sollenberger made a motion to recommend to Borough Council to authorize the staff to investigate the possibility of the imposition of stormwater impact fees to be included in the updated stormwater ordinance. The motion was seconded by Doug Myers and passed unanimously.

**OTHER BUSINESS:** Mike Sollenberger reported that Keystone Custom Homes resubmitted plans for the Brendle/Hagelgans Development. The Borough Manager reported that the staff is in the process of determining if the revisions to the plan constitute a new submission, whereas the plan would come back to the Planning Commission for review, or if the plan is a revised plan whereas it would proceed to Borough Council for their review. The Borough Manager reported that the developer provided documentation that DEP had reviewed the crossing of the wetlands, but DEP's review was based on a previous plan. She further reported that she will be notifying

the developer to have DEP review the current plan and stated that Keystone Custom Homes notified her that they will want a letter from the Borough stating why we want them to cross the wetlands.

The Borough Manager also reported that Charter Homes submitted plans for Borough Council to review at their meeting on April 13, 2004. The Fire Company plans will probably come back to the Planning Commission in May.

The status of the Joint Planning Commission was asked and Mike Sollenberger stated that Strasburg Township's monthly meeting was tonight and they were discussing the changes requested by their Solicitor regarding the Inter-municipal Agreement. Mike further reported that Spotts, Stevens & McCoy was selected by the Commission as the consultant for the update of the Comprehensive Plan.

Ben Wenger asked the status of the Route 896 Relocation Project and Mike Sollenberger reported that the 4 principal developers had signed the developers' agreement, which is a major milestone. The next step is for the Borough and Township to approve an inter-municipal agreement and the project was taken off hold status and anticipate groundbreaking in 2006.

**CITIZENS' COMMENTS:** May Gaynor outlined two recent articles from local newspapers, one an ad for Charter Homes stating that they provide open space, trails and parks, stating that she is concerned that the developer is not providing these items in the plans they have submitted for a development in Strasburg Borough. The second article is about a conservation meeting that was held at the Netherlands Spa & Inn talking about the importance of wetlands, growth and open space.

Mike Sollenberger stated that submitted by both Charter and Brendle have included walking paths, open space and parks, without us even asking for them.

**ADJOURNMENT:** Mike Sollenberger made a motion to adjourn the meeting at 8:30 P.M., seconded by Ben Wenger and passed unanimously.

Respectfully submitted,

Christine Drennen  
Clerk

**STRASBURG BOROUGH PLANNING COMMISSION  
MAY 3, 2004 - 7:00 P.M. MINUTES**

Members Present:     Brian Groff                     Ben Wenger  
                              Mike Sollenberger         Mike Raub             Doug Myers

Others Present:

|                               |                           |                    |
|-------------------------------|---------------------------|--------------------|
| Lisa M. Boyd, Borough Manager | Susan Parry, Capital RC&D | Mark Stivers, LCPC |
| May Gaynor                    | Ann Schein                | Velma Lutz         |
| Terry Harnish                 | John Sigler               | Robert Gaynor      |
| L. James Kiscaden             | Stephen Scanlon           | Tom Pontz          |
| Don Bachman                   |                           |                    |

**CALL TO ORDER:** The meeting was called to order by Chairman Brian Groff, at 7:00 P.M.

**CITIZENS' COMMENTS:** None.

**MINUTES OF APRIL 5, 2004:** Mike Sollenberger made a motion to approve the minutes of April 5, 2004 as printed, seconded by Ben Wenger and passed unanimously.

**REVIEW OF TERRY M. HARNISH, 310 MILLER STREET PLAN:** Terry Harnish submitted a plan for a two-lot subdivision for his property at 310 Miller Street and is bringing this plan for a pre-application review. The plan has been submitted to the Lancaster County Planning Commission for review at their May 24, 2004 meeting as well as to our engineer, HRG Inc., for their review and comments. Mr. Harnish stated that he will not be requesting any waivers. Mike Sollenberger stated that he is happy to see a seepage pit is proposed for stormwater management and believes it may be the first one in the Borough. Since this is a pre-application review, no action will be taken until the next meeting when the LCPC and HRG comments will be reviewed.

**CAPITAL RESOURCE CONSERVATION AND DEVELOPMENT (RC&D) AREA**

**COUNCIL, INC. PRESENTATION:** Susan Parry, coordinator for Capital RC&D Council, a 7 county organization, was present and stated that her organization promotes community and natural resource conservation projects. She explained the organizational background, member representation, goals and projects of the Capital RC&D. Ms. Parry asked the Borough to consider utilizing their services when an applicable project is being explored. Some of RC&D's services include creating partnerships to open communication, help to lead projects and assist with locating funding.

**OTHER BUSINESS:** None.

**CITIZENS' COMMENTS:** None.

**ADJOURNMENT:** Mike Sollenberger made a motion to adjourn the meeting at 7:27 P.M., seconded by Ben Wenger and passed unanimously.

Respectfully submitted,  
Christine Drennen, Clerk

**STRASBURG BOROUGH PLANNING COMMISSION**  
**JUNE 7, 2004 - 7:00 P.M.**  
**MINUTES**

Members Present:     Brian Groff                     Ben Wenger  
                              Mike Sollenberger       Mike Raub             Doug Myers

Others Present:

|                                       |                    |
|---------------------------------------|--------------------|
| Lisa M. Boyd, Borough Manager         | May Gaynor         |
| Mark Stivers, LCPC                    | Penny D'Alessandro |
| Christine Drennen, Clerk              | Thomas Martin      |
| Michael Huxta, ELA Group              | Bill Koch          |
| Stephen A. Anspach, Trimble Surveyors | Terry Harnish      |
| David Martin                          | John Stoltzfus Jr. |
| Isaac M. Fisher                       |                    |

**CALL TO ORDER:** The meeting was called to order by Chairman Brian Groff, at 7:00 P.M.

**CITIZENS' COMMENTS:** Penny D'Alessandro stated that she was concerned with the Fee in Lieu of Parks and Open Space fee and feels that this is allowing developers to pay money so they don't have to follow rules and stated that paying money does not provide equal benefit to the town instead of parks and open space.

May Gaynor stated that there was an article in Sunday's Real Estate section regarding a development in Warwick Township where a development was being advertised that includes a meadow and wetlands and she stated that this shows the current way of thinking in real estate to incorporate these types of things into developments.

**MINUTES OF MAY 3, 2004:** Mike Sollenberger made a motion to approve the minutes of April 5, 2004 as printed, seconded by Mike Raub and passed unanimously.

**REVIEW OF FIRE COMPANY PLAN:** Mike Huxta of ELA Group provided a brief overview of the Fire Company plan, outlining their desire to subdivide 4 lots, which includes building Franklin Street according to Borough specifications up to Lot 4 (including curb & sidewalk). They will provide for buggy parking and install a bike rack. Additionally, the zoning variances were already received. He further stated that the stormwater area cannot be deeper because of the soil type and that the stormwater basin is proposed to contain wetland plants and perennials to assist in the dewatering. The area will be a marshy area and dewater to approximately one foot deep to support the plants. The waivers the fire company will be asking for include:

1. Section 303 Preliminary Plan – waiver to go straight to final plan.
2. Cul-de-sac
  - a. To provide for turnarounds instead of the 80' turnaround
  - b. Length of cul-de-sac is longer than 400'
3. Building of Franklin Street to end of property line to Borough standards – proposing to build Franklin Street up to Lot 4 to Borough standards and to provide for an access drive only through Lot 4 (the fire house lot) since Franklin Street does not continue beyond Lot 4.

4. Crowned road on access drive – because of drainage issues, the access road on the fire house lot cannot be crowned.

5. Park and Open Space – the fire house building is for a community use and provides a required service for the community. They are also proposing that the stormwater basin provides open space and a natural planting area.

Mike Sollenberger asked about screening and Mike Huxta stated that they propose to use existing trees and add as needed according to Borough specifications.

The final concept building drawing was reviewed and it was stated that official plans would be submitted at Final Plan.

It was the consensus of the Planning Commission to follow the engineer's recommendation to have the fire company's engineer come back next month with a plan to design the proposed access drive area as a crowned road to determine if the road can be improved in the future. He also suggested evaluating the topography to see what grades surround the area that may be able to assist in the water flow. It was also the consensus that the fire company should work with the neighbors for screening.

**REVIEW OF TERRY HARNISH FINAL PLAN:** Steve Anspach, Trimble Surveyors, was present and reviewed the proposed 2-lot subdivision for Terry Harnish. He stated that a building permit, driveway permit and construction started for a single family dwelling on the proposed Lot 1. He further stated that for access to the proposed Lot 2 they plan to use an existing easement along the Deckman property and include in-ground stormwater management for both lots. Mr. Anspach reviewed the issues and the proposed solutions in the comment letter from the HRG, Inc, the Borough's engineer.

Ron Deckman, owner of 308 Miller Street, stated that he met with his attorney today and the access easement Mr. Harnish referenced belongs to the deeds recorded for Mr. Deckman's properties at 306 and 308 Miller Street, and the easement does not belong to Mr. Harnish.

It was the consensus of the Planning Commission that the applicant needs to come back to a future meeting with verification that they have the access easement they are proposing for access to Lot 2. An alternative would be that utilities would need to be moved to allow for a driveway cut. The applicant also needs to provide stormwater management perk test calculations.

#### **REVIEW & RECOMMENDATION OF SUBDIVISION/LAND DEVELOPMENT**

**ORDINANCE PROPOSAL:** Following discussion regarding the update process, Mike Raub made a motion to recommend to Borough Council that they follow Phase 1 of the retainer agreement submitted by HRG, Inc, in the lump sum amount of \$1,575.00 for the review of the Subdivision and Land Development Ordinance, seconded by Doug Myers and passed unanimously.

#### **REVIEW & RECOMMENDATION OF "FEE IN LIEU OF PARKS & OPEN SPACE"**

**FEE:** It was the consensus of the Planning Commission to table this matter until next month.

**NPDES PRESENTATION:** Mark Campbell of HRG, Inc., presented the "When it Rains, It Drains" Storm Water Management Program powerpoint program, which explains what is storm water, why it is a problem, storm water pollutants, and what can be done to control storm water.

**OTHER BUSINESS:** None.

**CITIZENS' COMMENTS:** May Gaynor stated that she has a copy of the letter that the Lancaster County Conservancy sent stating that it was interested in the Brendle/Hagelgans Park Plan. She further stated that the citizens have shown an interest and become educated about storm water problems and preserving wetlands. She is also concerned that a developer is proposing to run water onto a neighbors property and questioned why the storm water isn't being controlled on their own property.

Mark Stivers stated that water runs downhill and storm water regulations are put in place to control storm water, but storm water cannot be eliminated.

**ADJOURNMENT:** Mike Sollenberger made a motion to adjourn the meeting at 9:55 P.M., seconded by Ben Wenger and passed unanimously.

Respectfully submitted,

Christine Drennen  
Clerk

**STRASBURG BOROUGH PLANNING COMMISSION**  
**JULY 12, 2004 - 7:00 P.M.**  
**MINUTES**

Members Present:     Brian Groff                     Ben Wenger  
                              Mike Sollenberger         Mike Raub

Others Present:

|                               |                              |
|-------------------------------|------------------------------|
| Lisa M. Boyd, Borough Manager | Willis Lefever Jr., Fire Co. |
| Michael Huxta, ELA Group      | David T. Martin, Fire Co.    |
| Tom Martin                    | L. James Kiscaden, Fire Co.  |
| May Gaynor                    | Robert Gaynor                |
| Mark Johnson, RGS Assoc       | Mark Campbell, HRG           |
| Nancy Harper                  | Pauline & Larry Shurr        |
| Bill Koch, Fire Co.           | Isaac Fisher, Fire Co.       |
| Tony & Penny D'Alessandro     | Ron Deckman                  |

**CALL TO ORDER:** The meeting was called to order by Chairman Brian Groff, at 7:00 P.M.

**CITIZENS' COMMENTS:** May Gaynor commented and provided a copy of an article that appeared in the July 6, 2004 newspaper regarding Township Wetlands in Manheim Township where the wetlands are going to be donated to the township to be used as hiking and biking paths and an educational classroom. She further stated that what the citizens of the Borough were looking at for our wetlands was visionary and progressive and what other municipalities are looking to achieve, but is unfortunate that this was not pursued.

**MINUTES OF JUNE 7, 2004:** Ben Wenger made a motion to approve the minutes of June 7, 2004 as printed, seconded by Mike Sollenberger and passed unanimously.

**REVIEW OF FIRE COMPANY FINAL PLAN:** Michael Huxta of ELA Group was present and asked for approval of 3 waivers including:

1. Section 303 – Requirements to Submit Preliminary Plans  
The applicant has represented that all Preliminary and Final Plan requirements are met with this application.
2. Section 602.14 – Cul-de-Sac  
The applicant has requested permission to construct a turnaround area instead of a cul-de-sac at the end of Franklin Street.
3. Section 616 – Park and Open Space  
The applicant is constructing a community building which they believe substantially meets the intent of the ordinance.

The waiver presented at the June 7, 2004 meeting for building Franklin Street to Borough standards through the fire company building lot was eliminated because the current plan provides for building the road to specification.

Mr. Huxta reviewed the Subdivision and Land Development comments in the HRG review letter dated July 7, 2004 and stated that the cover sheet and signatures will be completed, a letter of

credit will be issued and the street is proposed to include 3” of ID2 wearing course, a stronger paving section, which adds to the Borough standard to accommodate the heavy fire equipment on the street.

Mike Sollenberger asked about the 3” of ID2 wearing course and Mark Campbell agreed that the 3” of ID2 is better and stated that when construction occurs, he recommends adjusting the pavement thickness based on what was actually encountered during construction.

Based on the Engineer’s review, Ben Wenger made a motion to approve the three waiver requests submitted by the Strasburg Volunteer Fire Department for the new site on South Jackson and Franklin Street including Section 303 – Requirements to Submit Preliminary Plans, Section 602.14 – Cul-de-Sac and Section 616 – Park and Open Space, seconded by Mike Raub and passed unanimously.

Mike Sollenberger made a motion to recommend conditional approval of a final plan contingent upon the Fire Company providing appropriate evidence of a letter of credit, seconded by Ben Wenger and passed unanimously.

Bill Koch offered the use of plans the Fire Company developed with ELA Group and the Borough Engineer evaluating an access drive, to be used by the Borough in evaluating future streets. The Borough Manager will make copies of the plans for future use.

**REVIEW AND RECOMMENDATION OF FEE IN LIEU OF PARKS & OPEN SPACE – TRAILS AT STRASBURG:** Mark Johnson was present and stated that a basic calculation using the actual purchase price of the property multiplied by the amount of acreage required was used to determine their donation. The Commission discussed whether the actual purchase price or a fair market value price as determined by an appraiser should be used. Ben Wenger made a motion to recommend to Borough Council to accept the amount that Keystone was proposing, based on the Brendle’s Rate of \$42,500 per acre, appropriating \$20,017.50 for the fee in lieu of dedication, seconded by Mike Sollenberger and passed with members Wenger, Sollenberger and Raub voting for the motion and member Groff voting against the motion. Motion carried.

**SUBDIVISION/LAND DEVELOPMENT ORDINANCE UPDATE – REVIEW OF ENGINEER’S COMMENTS:** The Subdivision/Land Development Ordinance review comments that were prepared by Ray Miller of HRG, Inc. dated July 6, 2004 was reviewed. Included in HRG’s original proposal for the Phase 1 review of the Ordinance was attendance at a meeting to review their comments. The Borough Manager stated that Ray Miller was currently on vacation. It was the consensus of the Planning Commission to table this matter until the September meeting and Ray Miller will be asked to attend. It was also the consensus of the Planning Commission to have each member of the Planning Commission review the Subdivision/Land Development Ordinance in detail.

**OFFICIAL MAP PRESENTATION – MARK STIVERS, LANCASTER COUNTY PLANNING COMMISSION:** Mark Stivers of the Lancaster County Planning Commission was present stated that an Official Map is not a “wish list” but rather a list that the Borough is determined to take action on at some near date. An Official Map is a planning tool that is

adopted that states the items that are wanted including roads, sewer, protecting stream beds, bike routes, stormwater, etc. If the land identified on the Official Map is developed, the Borough has one year to purchase the land to make the improvement but after the year has lapsed it is no longer valid. Mr. Stivers stated that most times developers work with the municipality to follow the improvements planned on the Official Map. Since we are also in the process of updating our Comprehensive Plan, Mr. Stivers stated that an update of the Official Map done along with the update of the Comprehensive Plan would be the best route to coordinate with Strasburg Township. Impact fees and their application was also explained.

**REVIEW OF TRAILS OF STRASBURG REQUEST REGARDING OFFICIAL MAP:**

Mark Johnson of RGS Associates was present and stated that they met with DEP regarding the connection to Susan Avenue. DEP was concerned about precedence and want to minimize unnecessary crossings of wetlands and DEP wanted verification that if they grant the Susan Avenue wetlands crossing that they would not be asked to grant future crossings of Mindy Avenue and Sunset Avenue. At the request of DEP, Mr. Johnson asked for the Official Map to be revised to eliminate the connection to Mindy and Sunset Avenues. Mr. Johnson stated that the wetlands that would be crossed to connect Mindy Avenue are significant wetlands. Ben Wenger made a motion to recommend to Borough Council to send a letter stating that the Borough will consider the removal of Mindy Avenue during the review of the Official Map, seconded by Mike Raub and passed unanimously.

**REVIEW OF OFFICIAL MAP PER BOROUGH COUNCIL REQUEST:** Following discussion regarding some of the connecting roads on the official map and agreeing that a meeting with Strasburg Township is needed, it was the consensus to have the Planning Commission members review the Official Map and come back to the next meeting with additional comments.

**OTHER BUSINESS:** The Borough Manager reported that she provided the members with a workshop notice and stated that if any member wants to attend any workshops/seminars, the office can register and the Borough pays the fee.

**CITIZENS' COMMENTS:** Penny D'Alessandro stated that open space is important and doesn't think that the fee the developer for Trails of Strasburg will be paying is sufficient and would rather have had the land.

May Gaynor stated that she has a hard time hearing the Planning Commission members speaking during the meeting and the public doesn't have access to the information that the members have in front of them.

Ron Deckman asked the Borough Manager about the easement that was discussed during the Terry Harnish subdivision and the Borough Manager stated that our Solicitor's opinion is that the official determination of the easement is between the property owners and proof needs to be supplied to the Borough.

**ADJOURNMENT:** Mike Sollenberger made a motion to adjourn the meeting at 9:20 P.M., seconded by Ben Wenger and passed unanimously.

Respectfully submitted,

Christine Drennen  
Clerk

**STRASBURG BOROUGH PLANNING COMMISSION**  
**AUGUST 2, 2004 - 7:00 P.M.**  
**MINUTES**

Members Present:     Brian Groff                     Mike Sollenberger  
                           Mike Raub                     Doug Myers

Others Present:

|                               |                |
|-------------------------------|----------------|
| Lisa M. Boyd, Borough Manager | Steve Robinson |
| Christine Drennen, Clerk      | Gerald Dworsak |
| Linda Lee Dworsak             | Nancy McCall   |
| Jeanette Grissinger           | Joyce Kauffman |
| Ron Deckman                   | Stephen Smoker |
| Stephen Anspach               | Terry Harnish  |
| Tony D'Alessandro             | Ann Schein     |
| Levi Grissinger               | Ralph Kauffman |
| Jerome E. Pristop             | Bryan Blank    |
| May Gaynor                    |                |

**CALL TO ORDER:** The meeting was called to order by Chairman Brian Groff, at 7:00 P.M.

**CITIZENS' COMMENTS:** None.

**MINUTES OF JULY 12, 2004:** Mike Sollenberger made a motion to approve the minutes of July 12, 2004 as printed, seconded by Mike Raub and passed unanimously.

**TERRY HARNISH TWO LOT SUBDIVISION FINAL PLAN:** Steve Anspach of Trimble Surveyors stated that most of the HRG comments have been addressed and have resubmitted their subdivision plan. Mr. Anspach stated that access is being proposed for Lot 2 through a driveway and are abandoning the access through the disputed easement in this application. In addition, the plans for the new home will be reviewed by HARB, they are in the process of obtaining a minimum use driveway permit, the garage to the rear of the property will be used for non-motorized storage including removing the macadam to the garage, water/sewer lines will be shown on the plan, an improvement guaranty will be provided after conditional approval, sewer and water capacity has been approved by the Borough Authority, and will provide the necessary fee in lieu of parks and open space.

Brian Groff stated that the Planning Commission will not make a decision based on the disputed easement access and that this issue needs to be worked out by the two property owners involved.

Ron Deckman asked that references to the easement to be removed from the plan since the easement is contested. Mr. Anspach stated that they are not willing to remove the reference to the easement on the plan. Mike Raub stated that the Planning Commission cannot force an applicant to remove items from their plan because the applicant is not proposing to use the disputed easement in this application and the easement is just being referenced on the plan.

Mike Sollenberger made a motion to recommend to Borough Council to approve granting of the wavier from the Subdivision/Land Development Ordinance Section 602.04.2, shared driveway, for the two lot subdivision plan for Terry Harnish's property at 310 Miller Street, seconded by Mike Raub and passed unanimously.

Mike Sollenberger made a motion to recommend to Borough Council to approve conditional final approval for the Terry Harnish two lot subdivision, conditioned upon the comments from the engineer being met and adding a plan note that the garage to the rear of the property is for storage only and the macadam in front of the garage will be removed. The motion was seconded by Doug Myers and passed unanimously.

**S.E. SMOKER – REQUEST FOR WAIVER:** Stephen Smoker was present and outlined his request for a wavier of Condition 21 of the Preliminary/Final Land Development Plan for Building #300, Lot No. 3, of Historic Properties Partners L.P. plan, which is a condition that concerns joint responsibility for violations of water and sewer rates, rules and regulations. Mr. Smoker verified that improvements have been made to the gate valves which would allow the Borough to terminate service to either user without eliminating service and meter readings to the other user.

Mike Sollenberger made a motion to recommend to Borough Council to approve the waiver of Condition 21 of the Preliminary/Final Land Development Plan for Building #300, Lot No. 3, of Historic Properties Partners L.P., seconded by Doug Myers and passed unanimously.

**BRYAN BLANK – REQUEST FOR WAIVER OF LAND DEVELOPMENT**

**REQUIREMENT:** Jerome Pristop, of Lake, Reoder, Hillard & Associates was present and stated that Mr. Blank is asking for a waiver of the Land Development requirement. Mr. Blank received approval from the Zoning Hearing Board to renovate an existing garage on his property at 135 West Main Street into an apartment. The plan includes removal of part of the structure of the barn, which will lessen the impervious surface on the property and proposes installing a gravel parking area with wheel stops. Mike Sollenberger asked if the applicant had completed stormwater calculations and Mr. Pristop stated that stormwater calculations had not been completed but could do them if it were a requirement. Mr. Pristop also stated that they are proposing a fence instead of landscaping screening and are only proposing parking to be on one side, and wouldn't need as large of a turnaround area as provided in the Ordinance.

Mike Sollenberger made a motion to recommend to Borough Council to deny the Land Development Requirement waiver request for the Bryan Blank property at 135 West Main Street, seconded by Doug Myers and passed unanimously.

**FEE IN-LIEU OF PARKS & RECREATION DISCUSSION:** Following a brief discussion, it was the consensus of the Planning Commission members to table this matter until additional comments are received from the engineer during the review of the Subdivision/Land Development Ordinance.

**OFFICIAL MAP DISCUSSION:** It was the consensus of the Planning Commission to table this matter until the September meeting and to verify that Strasburg Township Planning Commission members are available to attend the September meeting to discuss this matter.

**SUBDIVISION/LAND DEVELOPMENT ORDINANCE UPDATE – MEMBER’S**

**COMMENTS:** It was the consensus of the Planning Commission to table this matter until the September meeting when HRG will be present. Mike Raub stated that during his initial review, he feels it is necessary for definitions to be consistent through all Borough Ordinances.

**OTHER BUSINESS:** None.

**CITIZENS’ COMMENTS:** May Gaynor stated that she appreciated Mike Raub’s comments to set open space as a priority and have the fee in-lieu of parks & open space secondary. Mrs. Gaynor also suggests members to know how neighborhoods are currently using properties, for example, there is a bus stop at 310 Miller Street and the children walk along the property line from the bus stop to the Douglas Heights development. Additionally, she asks that presenters be required to provide plans to be displayed to be citizens friendly.

It was explained to Mrs. Gaynor that plans were not provided neither for the public nor the Planning Commission relating to the Bryan Blank discussion.

**ADJOURNMENT:** Mike Sollenberger made a motion to adjourn the meeting at 8:15 P.M., seconded by Mike Raub and passed unanimously.

Respectfully submitted,

Christine Drennen  
Clerk

**STRASBURG BOROUGH PLANNING COMMISSION**  
**SEPTEMBER 13, 2004 - 7:00 P.M.**  
**MINUTES**

Members Present:

|             |            |                   |
|-------------|------------|-------------------|
| Brian Groff | Ben Wenger | Mike Sollenberger |
| Mike Raub   | Doug Myers |                   |

Others Present:

|                                     |                                   |
|-------------------------------------|-----------------------------------|
| Lisa M. Boyd, Borough Manager       | Doug Hostetler                    |
| Christine Drennen, Clerk            | May Gaynor                        |
| Robert Gaynor                       | Tom Long, Strasburg Twp ZO        |
| Dan Herr, Strasburg Twp PC          | Caroline Morton, Strasburg Twp PC |
| Caroline Phenegar, Strasburg Twp PC |                                   |

**CALL TO ORDER:** The meeting was called to order by Chairman Brian Groff, at 7:00 P.M.

**CITIZENS' COMMENTS:** May Gaynor stated that she is concerned about the Official Map and what happened with the wetlands. She stated that she wants to make sure the official map is revised to show open space, parks and historic features. She also stated that because of traffic in neighboring townships, professional traffic and land use studies are needed. Mike Sollenberger stated that the existing Official Map is based and supported by professional studies, including the 896 Corridor Study.

**MINUTES OF AUGUST 2, 2004:** Mike Sollenberger made a motion to approve the minutes of August 2, 2004 as printed, seconded by Mike Raub and passed unanimously.

**OFFICIAL MAP – MEETING WITH STRASBURG TOWNSHIP PLANNING**

**COMMISSION:** Brian Groff thanked the members from Strasburg Township Planning Commission for attending this meeting to discuss potential roads on the Official Map that extend into Strasburg Township.

**Fulton to North Star** – The property owner built a home in the location the road was originally proposed but since the owner didn't subdivide, the Township was unable to restrict the location of the home. It was stated that a different alignment could be used, that the Official Map shows that a link is desired from one point to the next and the exact location of the connection is to be determined.

**Precision to Prospect** – It was the consensus to keep this connection because the area could be developed in the future.

**Shenk Avenue to Georgetown Road** – The likelihood of this being built because of the many properties involved is unlikely. In addition, because of the location of the 896 Relocation project connection, this would be a bad location for a proposed road. However, Mike Sollenberger stated that as the Borough reaches buildout, any open area becomes potential for development and it is a good idea to show a proposed road in this location.

**Connecting road to Southview Road** – Caroline Morton stated that the Strasburg Township Official Map does not show a proposed road in this location.

**Ada Avenue to North Jackson Street** – Mike Sollenberger stated that possibly having this connecting road above the pond.

Brian Groff stated that Strasburg Township may be interested in the presentation done by Mark Stivers regarding the official map. At this point, Strasburg Borough and Strasburg Township official maps identify potential roads. The Official Map will also be reviewed during the Joint Comprehensive Plan update.

All members were thanked for attending and this information will be passed onto the Comprehensive Plan Steering Committee with formal action to amend the Official Map to take place in the future.

**SUBDIVISION/LAND DEVELOPMENT ORDINANCE – REVIEW OF HRG’S**

**COMMENTS:** The Borough Manager stated that the LCPC comments are expected this week. Mark Campbell of HRG, Inc. reviewed the Subdivision/Land Development Ordinance comments in the Memorandum dated July 6, 2004.

Mike Raub stated that the park and open space provision needs tightened because it only affects when dwelling units are created. Mark Stivers will be asked his opinion regarding this. Mike also stated that he would like additional information regarding lighting and lighting recommendations as well as make definitions consistent between Ordinances. It was the consensus to have the Shade Tree Committee review the list of acceptable trees. The members were asked to review this Ordinance again, and this will be reviewed again next month after the LCPC comments are received.

May Gaynor stated that the Borough needs to conduct environmental, traffic and historical studies to establish the Official Map, and was done by Warwick and Pequea Townships.

**OTHER BUSINESS:** The Borough Manager reported that an extension of time was granted to Terry Harnish for his two-lot subdivision, and anticipate him returning the 2<sup>nd</sup> meeting in September.

**CITIZENS’ COMMENTS:** May Gaynor presented two newspaper articles regarding walkways and bike paths. She further stated that citizens want to come and want to not feel alienated, that they wouldn’t be here if they didn’t care and that when citizens aren’t treated well, they don’t come back. She would like boards to see the citizens as people who care and want to work together.

Brian Groff stated that the citizens are always given at least two opportunities to speak in each meeting and that he has always treated the citizens with respect. He further asked that the Commission members also be treated with respect, for example, by allowing them to ask questions of the engineer without being interrupted.

**ADJOURNMENT:** Mike Sollenberger made a motion to adjourn the meeting at 9:02 P.M., seconded by Doug Myers and passed unanimously.

Respectfully submitted,

Christine Drennen  
Clerk

**STRASBURG BOROUGH PLANNING COMMISSION**  
**OCTOBER 4, 2004 - 7:00 P.M.**  
**MINUTES**

Members Present:     Brian Groff                     Ben Wenger  
                           Mike Raub                     Doug Myers  
                           Mike Sollenberger

Others Present:

Lisa M. Boyd, Borough Manager  
Bruce L. Ryder, Mayor  
Mark Stivers, LCPC  
May Gaynor  
Mark Stanley, Hartman, Underhill & Brubaker  
Sandy Kime, David Miller Associates

**CALL TO ORDER:** The meeting was called to order by Chairman Brian Groff, at 7:00 P.M.

**CITIZENS' COMMENTS:** May Gaynor highlighted points of interest in recent newspaper articles regarding the Highland Initiative, the Lancaster County Conservancy assisting Drumore Township, Columbia Borough revitalization, Mt. Joy's Main Street Program and citizen participation, and an article regarding homes less than 10 feet apart having firewalls. She also reminded the Commission about Environmental Advisory Councils and the information she previously provided regarding them.

**MINUTES OF SEPTEMBER 13, 2004:** Mike Sollenberger made a motion to approve the minutes of September 13, 2004 as printed, seconded by Ben Wenger and passed unanimously.

**FINAL SUBDIVISION, LOT ADD-ON & RIGHT OF WAY PLAN FOR HISTORIC DRIVE REVIEW:** Sandy Kime of David Miller Associates presented the plan for the Final Subdivision, Lot Add-On and Right of Way Plan for Historic Drive. The LCPC review is scheduled for October 25, 2004. The primary purpose of the plan is to set aside the right of way for the future Route 896 Relocation within Strasburg Township and the alignment is consistent with the roadway construction plans. Once these plans are approved, the Lapps will no longer be a part of the future plans and approvals. The second purpose is to transfer certain lands from Team Netherlands Reality, LLC to the Isaac Lapp farm. This is being done in compliance with a condition of the agreement with the Lapps. This plan is basically a land swap and there are no improvements being proposed at this time.

**SUBDIVISION/LAND DEVELOPMENT ORDINANCE UPDATE- REVIEW OF LANCASTER COUNTY PLANNING COMMISSION COMMENTS:** Mark Stivers of the LCPC was present and summarized their comments from the memorandum dated August 30, 2004, and stated that overall the Subdivision/Land Development Ordinance is still adequate and doesn't need a lot of changes.

Mark Stivers provided the following two suggestions:

1. For parks & recreation land, can we have commercial/industrial uses be required to provide land or money for recreation. Section 5 of the MPC states that “the amount and location of land to be dedicated...based on the future inhabitants of the development or subdivision.”

The term “inhabitants” has been determined to indicate that commercial and industrial facilities have employees, not inhabitants, and excludes them from the park and recreation requirements. Mark Stivers indicated that a fee for parks and recreation can be negotiated to be included in a developers’ agreement.

2. Light pollution was discussed and lighting standard information was provided from the Lancaster County model ordinance which are set forth by International Dark-Sky Association, but it would be necessary for someone to enforce the technical aspects if these would be included.

Bruce Ryder also stated that language in the ordinance regarding private streets may need reviewed.

It was the consensus of the Planning Commission members to complete the Subdivision and Land Development update after the update of the Comprehensive Plan.

May Gaynor asked which ordinance governs underground utilities and Mark Stivers stated that the County has this in their Subdivision & Land Development Ordinance. Ben Wenger stated that underground utilities are required in the Village Overlay section of the Strasburg Borough Zoning Ordinance. May specifically cited the installation of utility poles along Historic Drive for the new buildings and said that a tradition has been established in Strasburg Borough for underground utilities in developments. It was stated that utility poles were the means the utility got the service to the property and that if underground lines are not necessary, it is less expensive for the utility to install above ground.

**OTHER BUSINESS:** Mark Stivers provided a brief update of the Comprehensive Plan Steering Committee stating they were moving along well. The consultant is currently in the phase of gathering public input with the survey to be finalized next month and beginning interviews.

Ben Wenger asked about the possibility of Charter Homes having private streets and it was the consensus of the Commission that a development should not be a community in itself, that a development in Strasburg Borough is part of the Strasburg Borough Community. Concerns regarding Homeowners Associations were discussed and it was the consensus that they are acceptable to cover items such as beautification and maintenance issues but would not be acceptable to create a micro-government.

**CITIZENS’ COMMENTS:** May Gaynor stated that encouraging citizen participation creates a sense of community.

**ADJOURNMENT:** Mike Sollenberger made a motion to adjourn the meeting at 8:30 P.M., seconded by Mike Raub and passed unanimously.

Respectfully submitted,

Christine Drennen  
Clerk

**STRASBURG BOROUGH PLANNING COMMISSION**  
**NOVEMBER 1, 2004 - 7 P.M.**  
**MINUTES**

Members Present:      Brian Groff                      Ben Wenger                      Mike Sollenberger

Others Present: Lisa M. Boyd, Borough Manager  
                    Bruce L. Ryder, Mayor  
                    Sandy Kime, David Miller Assoc.  
                    Keith Miller, RGS Associates  
                    Mark Stivers, LCPC  
                    Mary Dresser  
                    Lee Potts  
                    May Gaynor  
                    Robert Gaynor  
                    John Sigler

**CALL TO ORDER:** The meeting was called to order by Chairman Brian Groff at 7:00 P.M. Brian Groff announced that the meeting is being audiotaped to assist in the preparation of the minutes.

**PUBLIC COMMENT:** Mark Stivers of the Lancaster County Planning Commission was present and announced that a public meeting will be held on November 10<sup>th</sup> in Solanco to discuss housing needs.

May Gaynor asked that citizens be given time after presentations of individual agenda items to ask questions. She also stated that an article appeared in Sunday's Parade Magazine encouraging citizen involvement.

**MINUTES OF OCTOBER 4, 2004:** Mike Sollenberger made a motion to approve the minutes of the October 4, 2004 meeting as printed, seconded by Ben Wenger and passed unanimously.

**FINAL SUBDIVISION, LOT ADD-ON & RIGHT OF WAY PLAN FOR HISTORIC DRIVE:** Sandy Kime from David Miller Associates was present and reiterated from last meeting that this plan is to set aside land the right of way for the future Route 896 Relocation Project and no improvements are being proposed at this time. He reported that all issues raised by Strasburg Township's engineer have been addressed and the plan received conditional approval from the Township. The LCPC comment letter dated October 26, 2004, was reviewed and Mr. Kime reported that a Plan Note has been added stating that no construction is proposed at this time and a Form B DEP waiver has been requested for the tract created in Strasburg Township. Mr. Kime reviewed responses to HRG's comment letter as they relate to the Borough's portion of the project. Ben Wenger made a motion to grant a waiver of Section 402.01.1 to allow the 200 scale to be used for the overall plan shown on Sheet 3, seconded by Mike Sollenberger and passed unanimously. Ben Wenger made a motion to grant a waiver of Section 402.01.1 to allow the scale of 1" = 60 to be used on Sheet 4, seconded by Mike Sollenberger and passed unanimously.

Mike Sollenberger made a motion to recommend to Borough Council to approve waiver of Section 303 Preliminary Plan process, seconded by Ben Wenger and passed unanimously.

Mike Sollenberger made a motion to recommend to Borough Council approval of the Final Plan for Historic Drive dated 9/24/04 conditioned upon satisfactory completion of items identified in HRG's comment letter dated October 26, 2004 and LCPC comment letter dated October 26, 2004, seconded by Ben Wenger and passed unanimously.

**TRAILS AT STRASBURG FINAL PLAN:** Keith Miller of RGS Associates was present and stated that two issues need direction prior to proceeding with the project:

1. Sunset Avenue – one of the requests of the staff was to provide for curb returns for the future extension of Sunset Avenue, which are provided on the plan. They need direction on whether to create an easement or a right of way for this tract of land to be used for a future extension of Sunset Avenue. It was the consensus of the members to have the tract to be an easement.

2. Mindy Avenue – one of the outstanding comments by the Lancaster County Conservation District is the wetlands crossing if Mindy Avenue is extended. They are requesting the extension of Mindy Avenue be removed from the Official Map in order to satisfy the DEP comment. Mike Sollenberger made a motion to recommend to Borough Council that a letter be written to DEP regarding the elimination of the Mindy Avenue connection from the Official Map, seconded by Ben Wenger and passed unanimously.

Keith Miller also reported that they are working on the inter-municipal agreement between Strasburg Borough and Strasburg Township for the maintenance of Precision Avenue after the road is dedicated. He also reported that they are working the comments addressed in HRG's letter.

**TREE ORDINANCE:** Mary Dresser, chair of the Tree Committee, was present and stated that the intent of the Ordinance is to provide a mechanism for the establishment of a Commission which shall encourage proper selection, planting, replanting and care and establish protective regulations for trees within Strasburg Borough in order to control problems of air and noise pollution, soil erosion, aesthetic depreciation, and to make Strasburg Borough a healthier and safer place to live. She further stated that the Heritage Tree section of the proposed Ordinance to protect the large trees is similar to the HARB guidelines. Mike Sollenberger suggested reconsidering the number of members on the Commission. Brian Groff stated that the required number of plans to be submitted should be included. Mike Sollenberger also suggested including Heritage Trees on the Official Map. The Borough Manager stated that the next step would be to take the proposed Ordinance to the Borough Council.

**OTHER BUSINESS:** The Borough Manager reported that possible items for the December agenda include Charter Homes, Bryan Blank and possibly the Shade Tree Ordinance.

**PUBLIC COMMENT:** May Gaynor stated that she and Bob attended the watershed forum put on by the Lancaster and Lebanon County Conservation Districts this past Saturday and received a lot of information regarding wetlands and watersheds.

**ADJOURNMENT:** Mike Sollenberger made a motion to adjourn the meeting at 8:16 P.M., seconded by Ben Wenger and passed unanimously.

Respectfully Submitted,

Christine D. Drennen  
Administrative Assistant

**STRASBURG BOROUGH PLANNING COMMISSION  
DECEMBER 6, 2004 - 7 P.M.  
MINUTES**

Members Present:     Brian Groff                     Ben Wenger  
                              Mike Sollenberger         Doug Myers

Others Present:

|                               |                           |
|-------------------------------|---------------------------|
| Lisa M. Boyd, Borough Manager | Richard Spangler          |
| Mark Stivers, LCPC            | Linda Lee Dworsak         |
| May Gaynor                    | Gerald Dworsak            |
| Mildred Davis                 | Levi Grissinger           |
| Ann Schein                    | Tony D'Alessandro         |
| Penny D'Alessandro            | Jan Kennell               |
| Dick Kennell                  | Rob Bowman, Charter Homes |
| John Murphy                   | Jamie Brubaker            |
| LaJune Ranck                  | Bonnie Anderson           |
| Nancy McCall                  | Joyce Kauffman            |
| Ralph Kauffman                | Bryan Blank               |
| John Pogue                    |                           |

**CALL TO ORDER:** The meeting was called to order by Chairman Brian Groff at 7:00 P.M. Brian Groff announced that the meeting is being audiotaped to assist in the preparation of the minutes.

**PUBLIC COMMENT:** None.

**MINUTES OF NOVEMBER 1, 2004:** Mike Sollenberger made a motion to approve the minutes of the November 1, 2004 meeting as printed, seconded by Ben Wenger and passed unanimously.

**BRYAN BLANK – FINAL LAND DEVELOPMENT PLAN:** John Pogue of Lake, Roeder, Hillard & Associates was present and explained that the purpose of the application is for a conversion apartment for the first floor garage in the rear of the property. The second floor of the garage is an existing apartment and there is a two unit apartment in the front building. The Zoning Hearing Board previously approved the Zoning Special Exception request for a conversion with the condition to provide 10 parking spaces to the rear of the property. The proposed parking area will be stone and Mr. Pogue agreed to include a no parking sign in the turnaround area. The waivers requested are:

- 1) Improvements to existing alley – proposing stone, not blacktopped or widened. Mr. Pogue stated that they are only proposing one additional unit and not proposing a lot of increased traffic. The members expressed concern regarding the size of the parking spaces and no substantial improvements are proposed to the alley which is already used by North Jackson Street residents to access garages. Ownership of the alley was discussed and a neighboring property owner stated that she researched it and found that it is a right of way.

- 2) Landscape Buffer Strip – Brian Groff stated that the Shade Tree Committee commented on the landscape buffer and had a recommendation in their November 17, 2004 minutes to either reconfigure parking area to provide the landscape buffer or to provide trees in other locations on the property because they provide upper level screening.
- 3) Aisle width – Members expressed concern with two-way traffic and an existing evergreen tree affecting ingress/egress visibility.
- 4) Marking for parking spaces – the applicant is proposing to only use concrete stops to mark parking spaces, which may cause the appropriate parking spaces to not be correctly utilized.
- 5) Existing features information – Mark Stivers stated the existing surrounding information can be pulled off of GIS and should be added to plan.

The clear sight triangle was discussed and Mike Sollenberger stated that there was a substantial amount of information not shown on the plan. It was also stated that the applicant did not submit the required 11 X 17 copies of Page 2 of the plan which shows additional information. The applicant agreed to provide the required copies. Mike Sollenberger highlighted additional concerns expressed by the Borough Engineer including clear sight triangle and additional signage for regulating parking. Brian Groff suggested the applicant work with the other property owners who use the alley.

Mark Stivers stated that the Lancaster County Planning Commission encourages growth in urbanized areas but needs to be done in a way to provide for safety and the best design for the site without exceeding capacity. Some concerns the LCPC has are:

- Making Apple Alley a two-way street on an existing one-way – the road should be widened and to provide access for emergency vehicles.
- Verify sight distance on North Jackson Street.
- Need to see improvements - typical cross section of roadway.
- Concerned with stormwater infiltration through stones when snow packed, that is why offsite information needed and verify impervious calculation.

Mr. Dworsak of 114 Washington Street stated that when the existing alley is plowed, stones are pushed onto his property and he would like this problem addressed.

Mike Sollenberger made a motion to table action on this plan pending receipt of additional information, to work on the landscape plan, correct stormwater calculations and to address the Lancaster County Planning Commission and Engineer's comments, seconded by Doug Myers and passed unanimously.

May Gaynor asked if the Historical Architectural Review Board reviewed this plan and Mike Sollenberger stated that there are a lot of major issues that need to be addressed prior to this plan being presented to HARB. Ann Schein stated that the alley is also a utility access to the control boxes for the developer behind Mr. Blank's property.

#### **STRASBURG COMMONS (CHARTER HOMES) – REVIEW OF TEXT AMENDMENT**

**ORDINANCES:** Chairman Brian Groff stated that this is only a presentation on the proposed text amendment and no decisions will be made tonight because there are additional comments

that need to be received from the Lancaster County Planning Commission and the Borough Engineer.

Rob Bowman, President of Charter Homes, was present and provided a slide presentation and history of the project. He also stated that currently they are pursuing the text amendment for the Zoning Ordinance and will come back at a later date to apply for a Conditional Use for their specific project. Mr. Bowman further stated that when the property was subdivided, its use was restricted to target people 55 years of age and older but that the current way the Ordinance is written, it doesn't apply to an active adult neighborhood. Mr. Bowman stated that Charter Homes wants to design a neighborhood that fits into the existing character of Strasburg, with connectivity that allows people to walk and includes showcase architecture. Their current revised plan is for 23 acres with 170 homes and includes greenspace. The proposed plan includes managing garages and what you see from the street are the fronts of homes.

Mike Sollenberger asked about the 5' setback on rear yards. Mr. Bowman stated that they are proposing a minimum 25' perimeter setback, and the Borough's current C-3 Zone is for 20'. The rear yard setback proposed in the concept plans is mostly 20' to 25' with a couple of locations where, corner to corner, it is a 15' setback. He stated that having two buildings lined up 10 feet apart is not what they are trying to accomplish.

Mike Sollenberger asked how this proposed amendment compares to the Millcreek Development. Mr. Bowman stated that the two developments will have much of the same feel but the cost per home in the Strasburg Commons development should be less. Design and finish massing using brick and stone veneers will be used to create a streetscape similar to East and West Main Streets.

Brian Groff asked if Millcreek is for residents 55 and older. Mr. Bowman stated that the Strasburg Commons is their first endeavor to legally target 55 and older under federal fair housing standards but that in many of their neighborhoods it is a 55 and older market.

Brian Groff asked Mark Stivers how many active adult communities exist in Lancaster County. Mark Stivers stated that there are less than five but there are several retirement communities which include assisted living. He also stated that active adult communities are popular in other parts of the country and he has seen them in Philadelphia.

Ben Wenger stated that he has been asking for additional parking to be provided other than parallel parking. Mr. Bowman stated that the text amendment provides for 2.5 spaces per home and the proposed plan provides for over 3 parking spaces per home. He also stated that on the concept plan they have added some straight in/straight out as well as widened areas along streets to provide for specific parking areas.

Doug Myers stated that on East and West Main Streets there are a lot of single homes on narrow lots and the Strasburg Commons plan is proposing 5-10 units grouped together and he doesn't see the replication of the streetscape previously referenced. Mr. Bowman stated that they had to make a design compromise for garages that have to be attached for the marketplace and provided for home frontages along the streets to appear to be single family residences. They also plan to include variation of buildings to the rear as well instead of just long blank two story walls. Mr.

Bowman stated that the text amendment provides that the architecture patterns will be reviewed as part of the Conditional Use application.

Brian Groff asked how many dwellings per acre they are showing. Mr. Bowman stated that they are proposing the high side of 7 units per acre. Mark Stivers stated that the Lancaster County Planning Commission's goal is 5 units per acre, but they do see some higher densities.

Mike Sollenberger asked about the maximum permitted height being proposed at 40 feet and the current zone allows for 35 feet. Mr. Bowman stated that they probably won't get close to 35 feet (2 stories with a shallow pitched roof) but they plan on proposing some two story homes with varied architecture which may take it to 36 or 37 feet.

Ben Wenger asked about maintenance and Mr. Bowman stated that they are currently proposing units to be owned as a condominium where exterior property and building will be owned by a homeowner's association.

Bonnie Anderson, 51 East Main Street, asked about the landscaping screening. Mr. Bowman stated that they are planning a thoughtful planting plan including some berm and trees.

Jan Kennell, 6 Kinder Lane, stated that when they paved Kinder Lane in 1997 they were told that Kinder Lane was a driveway and needed a concrete apron. Now they are being told it is a lane, not a driveway, and Kinder Lane is not on the map. She is concerned that there are existing dogs in the area, liability and trash.

Dick Spangler, 115 East Main Street, asked questions including who wrote the text amendment and also asked where the maximum height would be measured, before or after regrading. The Borough Manager stated that the text amendment was written by Charter Homes and was reviewed with the Borough Solicitor. Mr. Bowman stated that they will be doing some regrading both higher and lower in some areas but doesn't anticipate moving more than 2-3 feet. Mr. Spangler also asked what the price per unit is and Mr. Bowman stated that at this point they are in the \$160,000 range.

May Gaynor stated that this text amendment for this project sets a precedence for future development of the Borough and, for example, if the ordinance allows a height of 40 feet, future developers may simply build to that height instead of just using that maximum to achieve variation. Brian Groff stated that this text amendment has not yet been approved and this proposed amendment requires Conditional Use approval and only applies to C-3 zones with over 20 acres.

Mr. Bowman stated that the proposed text amendment is to allow Active Adult Communities by Conditional Use, which allows Borough Council to put tighter regulations on their approval.

Mr. Spangler asked about inspections and the Borough Manager stated that West Lampeter Township provides the Borough's code enforcement and the Borough Engineer will be doing inspections when the builder requests a reduction in the letter of credit.

Doug Myers asked if this project will be built in phases. Mr. Bowman stated that he believes they are planning to ask for approval for the development all at once.

Penny D'Alessandro stated that she is concerned with the view of the buildings from Decatur and Main Streets, that it will be vinyl and windows, and will be harmful to the appearance of the town and the Historic District. Mr. Bowman stated that they will make their best efforts to not be a detriment and will be prepared to show their specific plans in the future. Mrs. D'Alessandro also stated that she is concerned with the density, additional traffic, and impact on emergency services. She also asked about maximum lot coverage and Mr. Bowman stated that the current ordinance allows 60% coverage and the text amendment proposed 75%.

LaJune Ranck, 52 East Main Street, asked what was the proposed time frame for beginning building in comparison to the Route 896 Relocation Project. Mr. Bowman stated that at this point they are hoping to begin in 2005 and the Route 896 Relocation Project is estimated for 2006. Mr. Bowman also answered her question regarding square feet of the homes, stating that they range from 1400-1800 square feet and some additions of porches and sunrooms could add an additional 200 square feet.

Dick Kennell, 6 Kinder Lane, expressed his concern and liability with people walking through the properties on East Main Street to get to the street.

Ann Schein, now at 119 West Main Street, stated that she was one of the original purchasers in 1975 of one of the properties from Historic Strasburg and they were required to leave a walking and emergency exit (now Kinder Lane) from the Historic Strasburg property to East Main Street. Jan Kennell stated that their deed does state that it is a walking right-of-way and service entrance. Brian Groff stated that deeds and easements are handled through the courts but understands the Kennell's liability concerns. Mr. Bowman stated that he met with the Kennell's and acknowledges their liability concerns and will work with them regarding this. May Gaynor stated that she supports Penny D'Alessandro's concern regarding density.

The process for a text amendment was discussed and it was stated that the Planning Commission provides a recommendation to Borough Council, Borough Council provides for a 30-day public comment period, and then a public hearing will be held prior to any enactment.

May Gaynor asked if it is possible for the citizens to receive a copy of the proposed draft text amendment. The Borough Manager stated that the normal process is that proposed ordinances are advertised and then the ordinance is available for inspection and that is when they are available for the public.

**OTHER BUSINESS:** Mike Sollenberger asked about the overall existing Borough density and Historic District density and Mark Stivers agreed to assist with those calculations.

Doug Myers stated that he is not pursuing reappointment because of time limitations. Mr. Myers was thanked for his contribution to the Planning Commission over the years.

**PUBLIC COMMENT:** May Gaynor stated that it is her opinion that squeezing density into existing neighborhoods impacts the infrastructure and asks that this be considered in an amendment to tighten the ordinances.

Mark Stivers announced that the December Regional Comprehensive Plan Steering Committee has been cancelled.

Mike Sollenberger expressed his disappointment in the resignation of Ron Bailey from the Lancaster County Planning Commission.

**ADJOURNMENT:** Mike Sollenberger made a motion to adjourn the meeting at 9:25 P.M., seconded by Doug Myers and passed unanimously.

Respectfully Submitted,

Christine D. Drennen  
Administrative Assistant