

January 10, 2005 – Planning Commission Meeting cancelled

**STRASBURG BOROUGH PLANNING COMMISSION
MINUTES
FEBRUARY 7, 2005**

MEMBERS PRESENT: Brian Groff Ben Wenger
 Mike Sollenberger Joe Orndorff

OTHERS PRESENT:

Lisa M. Boyd, Borough Manager	Patricia Hunt
Christine D. Drennen, Admin. Asst.	Penny D'Alessandro
Stephen Smoker	Ruchi Dutter, ELA Group
Derek Woolridge, ELA Group	Carol Hunt
May Gaynor	

Chairman Brian Groff called the meeting to order at 7:00 P.M., followed by the salute to the flag. Brian introduced the new member, Joe Orndorff, stating that he has served on the Regional Joint Planning Commission and is a Master Planner.

PUBLIC COMMENT: Penny D'Alessandro stated that she thought Mr. Smoker would have to install a traffic light before any additional development could occur on Historic Drive. Mike Sollenberger stated that Mr. Smoker will be required to complete a traffic study to determine if the PennDOT regulations are met to allow a traffic signal.

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

REORGANIZATION – APPOINTMENT OF CHAIRMAN AND VICE-CHAIRMAN:

Mike Sollenberger made a motion, seconded by Joe Orndorff and passed unanimously to appoint Brian Groff Chairman and Ben Wenger Vice-Chairman.

HISTORIC PROPERTIES PARTNERS (S.E. SMOKER) – ADDITION TO BUILDING #100 – REQUEST FOR WAIVER OF LAND DEVELOPMENT PROCESS:

Steve Smoker stated that this submission is for a 2,750 square foot addition to Building 100 to be used temporarily for BHB Rehab Services, who are currently located in a building scheduled for demolition in the fall. BHB Rehab Services intends to move to a larger facility that is scheduled to be built when the Route 896 Relocation project is complete. Mr. Smoker stated that the original Route 896 Relocation project schedule would have the road built by now and he plans to have Building 500 ready to open when the road opens. He stated that his original land development calculations included a 2880 square foot addition. Mr. Smoker stated that he has purchased 3 EDUs of water and sewer capacity and with his existing uses has not used that capacity. For the parking space requirement, Mr. Smoker addressed the parking space requirement stating that the current use is 25 for Building 100, 16 for the Post Office, 31 for the Pharmacy and Mr. Smoker's worst case calculation for the rehab service would require 30 spaces (5 staff members, 6 spaces per staff member). The total existing use and rehab service is 102 spaces and 120 spaces currently exist on the site.

For stormwater, Mr. Smoker stated that David Miller Associates is reviewing the stormwater calculations and he will provide that information when it is received. The existing temporary stormwater retention was discussed and Mr. Smoker stated that since its installation they have found that the water table is different than anticipated and the basin does not function correctly. He stated that he understands that the intersection of Historic Drive and North Decatur Street is a concern but he cannot install a traffic sign until PennDOT determines that the criteria has been met to permit its installation. Brian Groff asked about a sidewalk and Mr. Smoker stated that the existing sidewalk will be extended and it will have wheelchair access.

The traffic study was reviewed and concern was expressed that the counts were obtained in January. The method for calculating peak usage and traffic counts was discussed and Mr. Woolridge stated that they followed the PennDOT guidelines which count Tuesdays, Wednesday and Thursday usages, not weekends. Mr. Woolridge stated that the PennDOT statistics indicate that a medical office produces 6-10 additional cars per hour and with this addition to the existing traffic counts, he doesn't believe that the PennDOT threshold to warrant a traffic signal will be met. Brian Groff asked about accident data and the Borough Manager stated that she will forward that request to the Police Chief.

Mike Sollenberger asked about the appearance of the addition and Mr. Smoker stated that the brick will be matched exact and the roofline will be slightly lower than the existing. Mike Sollenberger stated that it is not a good policy/procedure for the Planning Commission to waive the whole land development process and that the comments from the Lancaster County Planning Commission and Borough Engineer are needed. In fact, Mr. Sollenberger noted that the non-profit organizations were also required to complete land development.

Mike Sollenberger made a motion, seconded by Ben Wenger to recommend to Borough Council that the request from Historic Properties Partners be rejected and to deny the wavier requests from Section 303 Preliminary Plan and Section 304 Final Plan. The motion included recommending the combination of Preliminary and Final Plans. Motion passed with members Groff, Sollenberger and Orndorff casting affirmative votes. Member Wenger cast a dissenting vote.

OTHER BUSINESS: The Borough Manager stated that a special meeting to review the Charter Homes Zoning Text Amendments will be scheduled for early March in addition to the regular March 7th meeting and will be advertised. The Borough Manager also stated that Lancaster General Medical Group had indicated that they would be submitting an expansion plan for their building on Hampden Drive.

PUBLIC COMMENT: Penny D'Alessandro asked if the Planning Commission has reviewed the Text Amendments and stated that the Historic Preservation Trust and Heritage Society are concerned about the density's impact on the Historic District, traffic, impact on emergency services, congestion, landscape buffer and water problems.

Patti Hunt stated that she was concerned with Mr. Smoker's timing of the traffic study but appreciates the Planning Commission's decision. She also stated that she prefers the original plan for a retirement community with extended care. Brian Groff stated that the developer for this tract has changed and the developer who discussed a retirement community is no longer

involved with the project. Mr. Groff also stated that nothing has been approved for this project but to realize that Strasburg Borough is in the Urban Growth Boundary and growth will happen. He also stated that this tract is zoned C-3 and the Borough is working with the developer to make sure a desirable plan is achieved.

May Gaynor stated that a condition could be imposed to require a traffic study in July and believes the potential increase in traffic for a physical therapy practice is higher than presented. She is also concerned with the text amendment process because it sets a precedence for other open areas.

Carol Hunt expressed her concern of building office space and that there is sufficient empty office space in surrounding areas. She also expressed her concern with the plan violating Section 106.

The Borough Manager was asked to contact Mark Stivers regarding density calculations.

ADJOURNMENT: The meeting was adjourned at 9:05 P.M.

Respectfully submitted,

Christine D. Drennen
Administrative Assistant

**STRASBURG BOROUGH PLANNING COMMISSION
MINUTES
MARCH 9, 2005**

MEMBERS PRESENT: Groff Orndorff Sollenberger Wenger Raub

OTHERS PRESENT:

Lisa M. Boyd, Borough Manager	Rob Bowman	John Murphy
Bill Crosswell, Solicitor	Gary Langmuir	Tom Despard
Mark Stivers, LCPC	Joe Hunt	Carol Hunt
F. Steven Echternach, Police Chief	Val Despard	May Gaynor
Ray Miller, Engineer	Brad Botchlet	Denise Waller
Larry Shurr	Pauline Shurr	Cathy Dobish
Joe Coleman	Velma Lutz	Diane Potts
Lee Potts	Nancy McGuigan	Mary Ellen Weaver
Ken Weaver	Frank Gerhardt	Mark Stanley
Holly Miller	LaJune Ranck	Caroline Morton
Marilyn Weaver	Patty Hunt	Bev Wiker
Harold Wiker	Marjorie Betts	Penny D'Alessandro
Ann A. Lainhoff	Jan Kennell	Dick Kennell

CALL TO ORDER AND PLEDGE TO THE FLAG: Chairman Brian Groff called the meeting to order at 7:00 P.M., followed by the salute to the flag.

CITIZEN COMMENTS: None.

MINUTES OF FEBRUARY 7, 2005: Mike Sollenberger made a motion to approve the minutes of February 7, 2005, seconded by Joe Orndorff and passed unanimously.

STRASBURG COMMONS (CHARTER HOMES) TEXT AMENDMENTS: Bill Crosswell, Borough Solicitor, was present and noted that, as required by the Sunshine Act, this meeting was advertised, posted and a proof of publication is one file. He further explained the process for amending a Zoning Ordinance, the Subdivision and Land Development Ordinance and Conditional Use procedures. He further explained that two proposed ordinances were submitted, one for amending the Zoning Ordinance for a provision for active adult communities in the C-3 zone by conditional use and one for general changes to the Subdivision & Land Development Ordinance. The Solicitor stated that these ordinances were reviewed from the legal aspect and includes layers of protection for the Borough. The details of the proposed ordinances were explained by the Solicitor.

Rob Bowman, president of Charter Homes, their Engineer John Murphy and Solicitor Mark Stanley were present. Mr. Bowman stated that they are here to ask the Planning Commission to recommend approval of the proposed text amendment ordinances and explained the history of the project. Mr. Bowman stated that Charter Homes is proposing a development that is specifically built for Strasburg, for people and includes showcase architecture to complement and respect the existing historic homes on Main Street. He further explained that based on their meetings with residents, the plan is revised to show 168 proposed homes, provide more green

space, two car garages all loaded from the rear and a rear setback approximately 79' including an alley.

Mr. Bowman stated that the following are items that are contained in the draft ordinance that they are proposing to be changed:

- 7 ½ or less units per acre
- The new plan requires ordinance modifications to allow for alleys which are proposed to be built to almost street standards
- Detached two-car garages to the rear of homes much like the remainder of Strasburg
- Eliminating all references to multi-family
- Street frontage can be used for visitor parking because of garages to the rear.

The following items were agreed by Mr. Bowman to be worked into the plan:

- Off-street parking to allow for snow removal

Mark Stivers from the Lancaster County Planning Commission was present and reviewed their comments stating that the main basis for their review is its compliance to the Comprehensive Plan as well as other Borough Ordinances. He further stated that they provided comments including the possibility of shared driveways, but this issue may be addressed in the revised plan. Street widths were also discussed and Mr. Stivers stated that there is a misconception about wider streets being safer where the reality is that people drive faster on wider streets and narrower streets are actually safer because vehicles drive slower. They are also suggesting that language be inserted in the purpose of the C-3 zone to include this use. In response to concerns that the ordinance text amendments would be a detriment to the Historic District, Mr. Stivers stated that Carole Wilson, a certified historic preservation planner, reviewed the ordinances. She submitted her comments concluding that since no federal monies were used this project would have to only comply with local regulations. The Borough Manager was asked to verify that no federal monies were used in developing the historic district.

Carol Hunt stated that Act 106 would be violated because this project will impede upon the Historic District by auditory and the view to the rear of the historic properties. Carole Wilson will be asked to attend a future meeting to address this concern as well as Section 800 and the Municipalities Planning Code. May Gaynor stated that the population density needs to consider not only year-round residents but the large influx of tourists as well which use our infrastructure and is concerned about the precedence that this text amendment may set.

Some additional concerns expressed by the citizens included:

- Suggests 5 units per acre with bonuses to a maximum of 7 units per acre
- Building height 40 feet - Mr. Bowman stated they were proposing 35 feet
- Was it considered that there are R-3 parcels which allow for a higher density
- Density should be determined by counting bedrooms because with the hotels this area, they believed the recommended density is exceeded at various times in the year
- Does the developer's contribution of funds toward the road project require the Borough to approve their plan? Bill Crosswell stated that there is a specific

clause in the Developer's Agreement that stipulates that there is no connection between the road project and compromising the land planning process.

- Is the higher density plan being done solely for increased profit? Mr. Bowman stated that the higher density allows for them to improve the neighborhood through improvements such as landscaping, sidewalk details and better architecture.

In response to concerns regarding increased traffic, Mr. Bowman stated that a 55 and older neighborhood generates 70% less traffic than a single-family neighborhood. He also explained that there is a plan for a Special Exception for a retirement community but their active adult community plan provides for a better solution for Strasburg.

Ray Miller, the Borough's engineer, was present and explained the Borough's ability to provide water for this project. He stated that using the current average household water consumption in Strasburg, less water consumption is anticipated for this project than what was planned for this site years ago. This is because this parcel's water use was originally calculated based on a commercial use and the proposed use is residential. He also outlined the Borough's water supply is adequate to supply the future water consumption for full build-out of all properties in the Borough, even with factoring in the largest water supply being out of service, during the Summer which is the highest water use time, and increasing the consumption of the commercial properties. May Gaynor questioned the letter the Borough sent out in 2002 during a drought asking for water conservation. Mike Sollenberger clarified that the Borough never implemented water restrictions based on the Borough's supply and that all restrictions were placed based on requirements from the Susquehanna River Basin Commission and the State of Pennsylvania.

As requested, Steve Echternach, Chief of Police, provided accident data for the intersection stating that there were two accidents at Historic Drive and North Decatur Street during the last four years, of which neither were reportable accidents. There were, however, 41 total accidents on North Decatur Street during this four year period, not including the intersection of Main and Decatur. He also stated that there is not a sight distance problem at this intersection since PennDOT moved their signs.

At the request of the members, Rob Bowman agreed to provide a written item by item response to the Lancaster County Planning Commission comments prior to the next meeting. Mike Sollenberger asked how future renovations would be addressed and Rob Bowman stated that they are proposing a homeowners association that would address these issues.

OTHER BUSINESS: Mike Sollenberger reminded everyone that the next Steering Committee meeting is scheduled for Tuesday, March 15, 2005, at 7:30 P.M. at the Strasburg Borough Office.

CITIZEN COMMENTS: Tony D'Alessandro stated that he sees the revised plan as a drastic improvement, noting the setback and architecture improvements. He further stated that he is still concerned with the density but is willing to wait for additional details.

In response to a question raised by LaJune Ranck regarding ownership of the land, Rob Bowman stated that the owner of record is GDHS and Charter Homes is the equitable owner.

Penny D'Alessandro stated that she is in favor of the second set of plans and is in favor of the traffic, garages and trash cans to be located to the rear of the properties and reserving the front parking to accommodate visitors. Mike Sollenberger clarified that at this point the only item submitted is the proposed text amendment and the plans are for demonstration purposes only.

Brad Botchlet stated his concerns regarding the use of Kinder Lane, stating that turning a driveway into a walkway is a liability because the lane is narrow and there are already a number of cars that utilize the lane.

Denise Waller stated that she agrees with the concerns raised by Mr. Botchlet and is disappointed that they have not been involved in the discussions regarding the use of Kinder Lane. Frank Gerhardt stated that the site plan was just completed today and they weren't ready to meet with the Wallers until it was complete but that he will personally meet with them. Jan Kennell stated that the Borough needs to decide if Kinder Lane is a walkway or a driveway.

May Gaynor encouraged citizen participation in the Steering Committee meetings.

ADJOURNMENT: Mike Sollenberger made a motion, seconded by Joe Orndorff and passed unanimously to adjourn the meeting at 10:07 P.M.

Respectfully submitted

Christine D. Drennen
Administrative Assistant

**STRASBURG BOROUGH PLANNING COMMISSION
MINUTES
APRIL 4, 2005**

Members Present: Groff Wenger Sollenberger
 Raub Orndorff

Others Present:

Lisa M. Boyd, Borough Manager	Frank Gerhardt	Pauline Shurr
Christine Drennen, Admin. Asst.	Diane Potts	Larry Shurr
Mark Stivers, LCPC	Rob Bowman	Mark Stanley
Carole Wilson, LCPC	Barbara Denlinger	John Murphy
Clair Ranck	Patsy Ranck	Helen Cargas
Don Cargas	May Gaynor	Isaac Fisher
John Sigler	Jody Miller	Velma Lutz
Penny D'Alessandro	Jan Kennell	Dick Kennell
Ann D'Alessandro-Zuck	Tony D'Alessandro	Ann Schein

CITIZEN'S COMMENTS: Penny D'Alessandro stated that she was concerned that the ordinance is being considered before a development plan is submitted. The Borough Manager clarified the application process, stating that the process is Text Amendment Ordinance, Conditional Use, Preliminary Plan and then Final Plan are each reviewed by the Planning Commission and the Council.

Don Cargas asked if the Conditional Use hearing is before the Zoning Hearing Board and the Borough Manager stated that the Conditional Use goes to Borough Council.

John Sigler stated that he supplied the developer for the Trails at Strasburg development with a list of questions.

May Gaynor stated that she has just finished a Sensible Development provisions seminar and provided the Borough Manager with a copy of her certificate. She also discussed a recent newspaper article highlighting the importance of protecting natural resources. In addition, she stated that she provided a written list of questions for the Trails at Strasburg developer.

MINUTES OF MARCH 9, 2005: Mike Sollenberger made a motion, seconded by Ben Wenger and passed unanimously to approve the minutes of March 9, 2005, as printed.

TRAILS AT STRASBURG – REQUEST FOR WAIVERS: Keith Miller of RGS Associates was present and outlined that he is present at this meeting to only request waivers for their revised plan which reflect the elimination of the Susan Avenue connection. The Commission members noted that they only received the Solicitor's comments at 4:30 P.M. today and they are not prepared to vote on the request tonight. Mike Sollenberger made a motion to table formal action on the Trails at Strasburg waiver requests until the next meeting, seconded by Ben Wenger and passed unanimously. Chairman Groff stated that the questions submitted by John Sigler and May Gaynor were unrelated to the waivers and will not be discussed in detail tonight but the questions will be forwarded to the developer.

STRASBURG COMMONS (CHARTER HOMES) TEXT AMENDMENTS: Carole Wilson, who is the Historic Preservation Specialist at the Lancaster County Planning Commission, was present and provided information regarding Section 106 subpart 800. She stated that it is a federal regulation that is applicable only to agencies that are either federal, federally funded, or federally licensed and does not apply to private undertakings utilizing private money. May Gaynor asked about design guidelines and Carole Wilson stated that the Historic Review Board does have the basics for design guidelines for homes within the Historic District but to include design guidelines for the remainder of the town, it would require an amendment to the Zoning Ordinance.

Rob Bowman, President of Charter Homes, was present and reviewed their responses to the Lancaster County Planning Commission comments in detail, highlighting that the text amendment ordinance has been revised as previously discussed and includes a revised C-3 purpose statement. Mark Stivers stated that the revised purpose statement was acceptable. In addition to items agreed to be changed and specified in the motion, Mr. Bowman offered the following information:

- joint use driveways are addressed with the use of the alleys.
- the landscape buffer plan will be submitted as part of the Conditional Use application
- clear sight triangles – Rob Bowman stated that they are not proposing any permanent structures within the clear sight triangle but are asking that trees be allowed and handled during the Conditional Use application.
- one-way streets (Section 446.15.1) allows for creativity in street design, with street design to be approved during the Conditional Use application
- the lighting plan is part of the Conditional Use application
- all utilities will be underground

The proposed density was discussed at length and it was agreed that the recommendation to Borough Council in the ordinance will be a maximum of 7.5 units per acre with the actual approved density obtained through the Conditional Use process.

Brian Groff asked what happens if a homeowner's association goes defunct. Mark Stanley, attorney for the developer, stated that this is traditionally handled through Conditional Use approval and not in the ordinance. He stated that in other municipalities the Solicitor is involved in the review and it gives the Borough the ability to step in if issues are not dealt with by the homeowner's association, including the recourse to collect expenses.

Brian Groff asked about the open space area being open to the public. Mr. Bowman stated that he is in favor of making the open space available for public use but ownership and liability needs to be addressed.

Joe Orndorff asked who is responsible for the plowing of the streets. Mr. Bowman stated that the ordinance states that during the Conditional Use approval, Borough Council can either establish the streets as private or public so that would be decided based on their ownership. Mr. Bowman further stated that Borough Council has stated that this cannot be a gated community.

Penny D'Alessandro expressed her concern regarding so many items needing to be considered during the Conditional Use application and was concerned that something could be omitted. Mr.

Bowman stated that Section 446.4 in the proposed ordinance lists all the items that need to be submitted as part of their application.

May Gaynor stated that she has discussed the generic density goal of 5.5 units per acre with professionals and they all feel that Strasburg's situation is different because of the year-round tourists, and asks that this be taken into consideration.

Tony D'Alessandro stated his disapproval of the 5.5 units per acre density and utilizing this number is undesirable. He further stated that the Lancaster County Planners do not give us anything and each area needs to be looked at individually, and that this density goal can create a 12+ density in some areas to reach this overall density. Brian Groff stated that we are not at the 5.5 density, even with the proposed maximum for this project of 7.5 units per acre. He assured Mr. D'Alessandro that each project will be considered and they are not trying to reach this density. Mike Sollenberger stated that he defends the Lancaster County Planning Commission and their density goals which encourage farmland preservation. Mark Stivers also clarified that the Lancaster County Planning Commission is providing a \$20,000 Comprehensive Plan update.

Penny D'Alessandro questioned Section 446.3.1 regarding perpetual use guarantee and Mark Stanley stated that because it is an age-restricted project, they are under the federal regulations and this section was included by the Borough Solicitor to build in protection preventing change in restrictions. He further stated that the project must meet the Conditional Use criteria or the buildings must be demolished and could be built with what would be acceptable in a C-3 zone.

Ben Wenger made a motion, seconded by Joe Orndorff and passed unanimously to recommend to Borough Council the Zoning Text Amendment Ordinance as suggested, stating that the amendment is in agreement with the formally adopted Comprehensive Plan, including the following changes:

- Section 446.15.7 Curb – eliminate developer's option as to specifications

- Section 446.9.A – Reducing the maximum height from 40 feet to 35 feet

- Section 446.5.7 – Striking the reference to accessory uses

- Section 446.10 – Deleting the 2nd sentence which states "Sections 309.1.2, 309.1.3, 309.1.4 and 309.1.5 governing location of driveways shall not be applicable to active adult communities."

- Establishing the maximum density at 7.5 units per acre.

Ben Wenger made a motion, seconded by Mike Raub and passed unanimously to recommend to Borough Council the Subdivision Land Development Text Amendment Ordinance as suggested, stating that the amendment is in agreement with the formally adopted Comprehensive Plan.

OTHER BUSINESS: Joe Orndorff stated that the next meeting of the Comprehensive Plan Steering Committee is schedule for April 19, 2005 at Strasburg Township, beginning at 7:30 P.M.

Mike Raub stated that the submission deadlines should be reinforced with all applicants with all materials submitted 14 days prior to the regularly scheduled meeting, with the members receiving the information 10 days prior to the meeting.

Joe Orndorff asked all members to reference the document, section and page number when discussing specific items to assist all members.

May Gaynor stated that she was glad the members tabled a decision if they didn't have sufficient information and that if this would have been done early on, we wouldn't be where we are with the Trails at Strasburg development. She also stated that she wants to make sure that the water resources and springs are protected. Brian Groff stated that he has been told that the applicant is applying for all necessary permits and we can assure that the permits are received and the engineer oversees the project when it begins. Mrs. Gaynor also provided information on deed restrictions and Mr. Groff will provide to all members for future reference in addition to sound floodplain information and an article about Deadly Diesel.

Penny D'Alessandro questioned the motion for the Charter Homes Text Amendment and it was explained that the other items that were discussed were already included in their proposed ordinance.

ADJOURNMENT: Mike Sollenberger made a motion, seconded by Joe Orndorff and passed unanimously to adjourn the meeting at 9:45 P.M.

Respectfully submitted,

Christine D. Drennen
Administrative Assistant

STRASBURG BOROUGH PLANNING COMMISSION
MAY 2, 2005
MINUTES

Members Present: Ben Wenger Mike Sollenberger
Mike Raub Joe Orndorff

Others Present: Lisa M. Boyd, Borough Manager
Christine D. Drennen, Admin. Asst.
Keith Miller, RGS Associates
Eric Thomas, LSC Design
Maria D. Elliott, Barley Snyder LLC
Bill Swienik, David Miller Associates
Larry S. Harrison, Lancaster General
Stephen Smoker, Historic Properties Partners
May Gaynor

CALL TO ORDER AND PLEDGE TO THE FLAG: The meeting was called to order at 7:00 P.M. by Vice-Chairman Ben Wenger, followed by the salute to the flag. Mr. Wenger announced that the meeting is being audiotaped to assist in the preparation of the minutes.

CITIZEN'S COMMENTS: May Gaynor stated that there was an article in the paper tonight regarding tourism and it states that 700,000 to 800,000 people visit Sight & Sound annually and asked that this be kept in mind.

MINUTES OF APRIL 4, 2005: Mike Sollenberger made a motion, seconded by Joe Orndorff and passed unanimously to approve the minutes of April 4, 2005 as printed.

TRAILS AT STRASBURG – REQUEST FOR WAIVERS: Keith Miller of RGS Associates was present and explained the request for the waivers is in response to the revised plans no longer showing the Susan Avenue connection. Mike Sollenberger made a motion, seconded by Mike Raub and passed unanimously to recommend to Borough Council that the waivers requested from Condition 15, 35 and 42 and Sections 601.04 and 602.01 be granted conditionally upon compliance with any conditions which are to be imposed upon the approval of the Final Plan and all other conditions imposed by Borough Council at the time of preliminary plan approval on June 8, 2004, are reimposed as part of the approval of the waivers and shall remain in full force and effect.

May Gaynor asked if they have DEP and Conservation District approvals and Keith Miller replied that the receipt of the permits are imminent and only one aspect for Tinsmith Lane is currently being evaluated at the DEP level.

STRASBURG BUSINESS PLACE – PRE-APPLICATION REVIEW OF A PRELIMINARY/FINAL LAND DEVELOPMENT AND SUBDIVISION PLAN: Bill Swienick of David Miller Associates was present to review the plan for the Strasburg Business Place. He stated that at this point they are just here to review the plan and acknowledges that the Planning Commission will not be able to act on the plan until after the Lancaster County

Planning Commission comments are received. Mike Sollenberger asked about the retaining wall and Mr. Smoker stated that it will be poured concrete with a guardrail. Mr. Swienick explained that there will be a berm but will be located behind the landscaping and the stormwater basin will be flat bottomed which will be designed to drain empty. It was noted that the retaining wall is located between the rear of the property and the bowling alley and is not very visible. Mr. Smoker explained the potential uses for the buildings, stating that Building 500 is an office building, the 2750 square foot addition is for a physical therapist office, a small building is proposed for an addition to the Strasburg Pharmacy and the uses of the remainder of the buildings is to be determined. Primarily the buildings on the South side of the property will be offices except possibly one small eating establishment and the North side will be retail.

May Gaynor asked if the retaining wall could be colored and Mr. Smoker stated that the wall will be hidden but the cement could be dyed.

LANCASTER GENERAL MEDICAL GROUP – CONDITIONAL USE HEARING FOR ADDITION TO EXISTING PRIMARY CARE MEDICAL PRACTICE: Marie Elliott, the attorney for Lancaster General Hospital, Eric Thomas of LSC Design and Larry Harrison the property manager were present and explained their application. They highlighted that this is an addition to an existing primary medical care practice to accommodate one additional practitioner and one future additional practitioner with 6 exam rooms, a larger nurses station, larger reception area to meet HIPAA requirements, a patient library and additional parking. Ms. Elliott explained that this project received Zoning approval on March 18, 2005 for the setback variance. Mr. Thomas explained that they are proposing an additional 16 parking spaces, and only 12 spaces are required according to the ordinance. He also explained that the new stormwater requirements will be satisfied with the addition of a seepage vault. The applicants reviewed the Conditional Use requirements of the ordinance and stated that with the exception of the Zoning variance already received, the requirements are met. They further explained that the current use and day to day operations will not change, just the addition of a practitioner to meet the medical needs of the area.

Mike Sollenberger asked about the screening on the back side. Mr. Thomas explained that the drawings appear as if the landscaping is in the swale but they will not affect the basin. Mr. Sollenberger also noted the additional screening and asked that they also contact Paul & Kathy Ressel, the property owner on Hampden Drive, to determine their desires for screening. Mr. Thomas agreed to contact them.

Mike Sollenberger made a motion, seconded by Joe Orndorff and passed unanimously to recommend to Borough Council that the Conditional Use request be approved.

OTHER BUSINESS: A tentative special meeting to review the Comprehensive Plan was scheduled for Monday, May 23, 2005 at 7:00 P.M. The Borough Manager will verify with Brian Groff, e-mail the members and advertise the meeting.

The Borough Manager stated that the report from Brad Gochnauer regarding the evaluation of the areas shown as future streets on the Official Map will be provided to the members when it is

received. Ben Wenger asked Brad if he could be asked to attend a future meeting to explain his report.

Joe Orndorff noted that the next meeting of the Joint Comprehensive Plan Steering Committee is scheduled for Tuesday, May 17, 2005 at 7:30 P.M. at the Strasburg Borough Office. Mike Sollenberger also encouraged members to review the survey responses.

Lisa Boyd mentioned that she recently attended a LCBA meeting and it was discussed that Lancaster County is going towards a density of 7.5 units per acre. Mike Sollenberger reported that he and other members attended a meeting hosted by the Region 6 Lancaster County Planning Commission representative where transportation issues were discussed.

CITIZEN'S COMMENTS: May Gaynor stated that the Health Center should be required to install proper landscaping as it does have visibility from roads and neighboring properties. She also reported that she has been attending Smart Growth meetings and the density increase is for overall Lancaster County, not for specific individual areas. She also stated that we needed to pay attention to Route 741 and the truck traffic.

ADJOURNMENT: Mike Sollenberger made a motion to adjourn the meeting at 8:13 P.M., seconded by Joe Orndorff and passed unanimously.

Respectfully submitted,

Christine D. Drennen
Administrative Assistant

**STRASBURG BOROUGH PLANNING COMMISSION
MINUTES
MAY 23, 2005**

Members Present: Groff Sollenberger Orndorff Raub

Others Present:

Lisa M. Boyd, Borough Manager	May Gaynor
Mark Stivers, LCPC	Joyce Kauffman
Penny D' Alessandro	

CALL TO ORDER AND PLEDGE TO THE FLAG: Chairman Brian Groff called the meeting to order at 7:00 P.M., followed by the salute to the flag. Chairman Groff also stated that the meeting is being audiotaped to assist in the preparation of the minutes.

PUBLIC COMMENT: May Gaynor asked if copies of the chapters that are being reviewed could be available for the public at a future meeting.

COMPREHENSIVE PLAN REVIEW: Mike Sollenberger stated that the purpose of this special meeting is to review the recommendations of the Strasburg Joint Comprehensive Plan Steering Committee for changes to the Comprehensive Plan.

CHAPTER 3 – NATURAL AND CULTURAL FEATURES: Mike Sollenberger reported that soil classifications and groundwater have not changed in the last 10 years. Topics discussed and revised in this chapter include:

Floodplains – a note about protecting some of the soils that are floodplain denoted over the Northeast region of the Borough has been added.

Stormwater management – the Borough updated their Stormwater Management Ordinance in 2004 and the Township doesn't have an ordinance. Best management practices were also discussed and the amount of water to hold back. Another item discussed was looking at the Subdivision and Land Development Ordinance to include searching for sinkholes.

Historic resources - A significant portion of this chapter talks about historic resources, and Carole Wilson did a presentation at a Steering Committee meeting and provided a book of information. One of Carole Wilson's suggestions was to update the inventory of historic resources. Strasburg Township is considering an overlay historic district.

Recommendations for this chapter include:

- preserving prime agricultural resources for agricultural uses
- preserving prime farmland
- preserving Class 1 and 2 soils
- protecting environmental, natural and cultural resources
- protecting surface waters and wetlands
- adding a section on protecting the plain sect culture

- possibility of extending Borough's historic district
- a farmers market geared toward local residents for farmers to sell their goods & services

CHAPTER 4 – DEMOGRAPHIC STUDIES: Joe Orndorff stated that the original plan use 1990 information and the updated plan will use 2000 census information. He states that the entire document refers to “the Region” and “the Region” is Strasburg Borough and Strasburg Township. Historic population growth for both municipalities shows a decreasing rate of population increase because the Region's most significant growth was in the 1970's and 1980's. The Region's population growth rate between 1990 and 2000 are a 9% increase and the average for Lancaster County was 11.3%.

He explained that the Census Bureau identifies a family as 2 or more people who reside together and are related by birth, marriage or adoption. According to the 2000 census, the average household size in Strasburg Borough is 2.52 and Strasburg Township is 3.15 where the average for Lancaster County is 3.14.

The largest population age group increase for both the Borough and Township were within the 45-64 and the second largest age group increase was the 15-17 age group. This reinforces that this region is very popular with families.

Ethnicity according to the 2000 census shows 98.4% of the Region's population is white, .4% black, .3% latino and 1.2% other (includes American Indian, Alaskan Native, Hawaiian or other Pacific Islander). Overall in the County, 91.5% were classified as white; 2.8% black; 5.7% latino and 5.7% other. Mr. Orndorff also explained that these numbers do not add up to 100% because the 2000 Census was the first time that respondents could indicate more than one racial group. The Steering Committee considered separating individuals in the Plain Sect but decided to follow the statistics from the Census Bureau.

Household statistics indicated that there was a drop in married couple families between 1990 and 2000 which is consistent with the County, State and National trends.

Nationwide, education and income character statistics showed that there is a positive correlation between income and higher level of education attainment. In 2000, 82.7% of the residents in the Region claim to have had a high school diploma while 21.8% claim to have a degree or degrees in higher education. The median income of the Region is above that of the County. In addition, individuals listed below poverty level in the Region are less than recorded for the County.

Private, for profit businesses are the largest employer type for the Region, at 92.4%, followed distinctly by the self-employed group, including farmers. The number of farmers listed for the entire Region is 25 which is suspected to be due to the number of farmers who work additional jobs, such as construction, or put themselves in another category.

Single family detached dwellings comprise 69% of the housing in the Region, which is larger than the average for the County which is 57%. Single family attached dwellings account for 12%; multi-unit structures 14.2%; mobile homes at 3.4%; and other (boats, RV's or other vehicles which people claim to live in) are 1.4%.

Owner occupied to renter occupied dwellings statistics show that 72% of the homes in the Borough are owner-occupied; 82.6% owner-occupied in the Township; and 70.8% owner-occupied in the County.

In 2000, the medium housing value for the Region is as follows: Borough \$121,600; Township \$142,700; County \$119,300. Rental housing is cheaper in the Region than it is in the County.

By 2010, population projections according to Lancaster County Planning Commission are anticipated to increase to 3,037 in the Borough and 4,364 in the Township. By 2020, population projections for the Borough are 3,265 and 4,700 in the Township. In summary, it is anticipated that the Borough will need to accommodate 1,205 total housing units by 2010 and 1,296 by 2020. Currently there are 1,111 housing units.

Proposed policy requests were mainly to accommodate the fair share growth rate rather than to encourage any type of accelerated development. According to Lancaster County Planning Commission, the Borough needs to accommodate 70 additional new housing units by 2010 and an additional 91 by 2020. The Township needs to accommodate 90 additional new housing units by 2010 and an additional 107 by 2020. A range of housing types and densities needs to be provided to meet projected housing units. Strasburg Township has stated that they will cooperate with Plain Sect families to accommodate their housing because they often live in extended family groups.

Another suggestion was that the tourist industry is an important element of the local economy but tourist-oriented facilities should not intrude on the most rural areas of the community but rather in the growth areas. Growth areas were defined as the Borough and the Northern part of the Township along the principal transportation corridor and Refton. Township regulations will be crafted to accommodate farmstead accessory buildings to make it possible for farm families to support themselves solely by farming, including agri-tainment, such as the Corn Maze and you-pick produce.

CHAPTER 5 – EXISTING LAND USE: Brian Groff explained this chapter and that the information was derived from the Lancaster County GIS System. Agriculture is one of the big land uses in the Region with farming, produce stands as well as chicken and hog farms which need to be monitored to verify they don't convert into a commercial operation. Specifically, there are 123 acres of agriculture in the Borough and 9,600 in the Township. Brian further stated that there are many farms protected by clean and green in Strasburg Township where development rights and agricultural easements are purchased which is not allowed in Paradise Township.

Another area within the region is woodland areas which cannot be developed where there are 0 acres in the Borough and 1,634 acres in the Township.

The Borough has a lot of single family detached dwellings (284 acres) and the Township has 976 acres. Two-family residential and single family attached residential exist primarily in the Borough (13 acres) such as Hemlock Lane and David Bair Circle and a few in the Township in

Refton (12.59 acres). Multi-family residential areas such as Clover Avenue, Hampden Drive and Cross Keys Drive exist in the Borough (17.28 acres) and the Township has very little of those areas (4.38 acres).

Commercial areas are identified as an L-shaped corridor surrounding 896, including both the Borough (54 acres) and the Township (224 acres) including Sight and Sound, Railroad and Netherlands Inn.

A majority of the public/civic and institutional areas are within the Borough (46 acres). Public/civic areas include schools, cemeteries, libraries, swimming pools, municipal offices, fire companies, ambulance and churches. The problem is that a large number of these types of land uses hurt the tax base. Strasburg Township has 73 acres of public/private land use.

Industrial areas are relatively small and are primarily in Strasburg Township (14 acres) including H.C. Rineer, Strasburg Pallet and Quality Stone. Mark Stivers stated that there is one undeveloped industrial tract in Strasburg Township on the east side of 896. The Township is considering opening up their highway commercial to include light industrial uses. Strasburg Borough has 2 acres of industrial land.

Roads comprise 73 acres of Strasburg Borough and 342 acres of Strasburg Township.

May Gaynor stated that at a meeting she attended it was stated that dairy farms are actually a good environmental balance of land use because they raise the grain on the land to feed the cows and what comes out of the cows goes back onto the land. What needs to be monitored carefully are intense agriculture farms because they don't grow anything on their land but import their feed and no where to go with the manure. DEP is researching changing the cows' food to reduce the nitrates and more high-tech barns are being built to handle manure more effectively.

CHAPTER 6 – ADJACENT AND REGIONAL PLANNING: Mark Stivers reported on the adjacent and regional planning chapter. He stated that both a buffer area surrounding the Region as well as the larger picture of the surrounding areas needs to be looked at to see where growth is happening. In general, Mr. Stivers reported that one of the most significant thing that is happening is that 11 municipalities in an around the city formed the LIMC and have the largest multi-municipal plan in the state. That region is currently seeing the highest growth rate in the County and is expanding its water and sewer systems, with the goal to keep the growth within that region. The goal for the Strasburg Region is to have the Borough and Township preserve the rural character of the Township and the “small town” feel of the Borough. Growth in West Lampeter Township was discussed. A school district-wide comprehensive plan is desirable and a future meeting between Strasburg Borough, Strasburg Township and West Lampeter Township's Planning Commissions would be beneficial. Mark Stivers stated that it is possible for a municipality to be a part of more than one Comprehensive Plan, noting that East Lampeter Township is included in both the CV School and LIMC Comprehensive Plans. Paradise Township was discussed and its importance in containing the most wells for water supply for Strasburg Borough.

Traffic, truck traffic, billboards and scenic byways were discussed. Mark Stivers reported that the Lancaster County Growth Management, Cultural Heritage and Housing Plans are currently being updated and some of those items will be folded in to the Strasburg Region plan. Mark Stivers also suggested including some state level items into the plan.

Mark Stivers stated that as the Steering Committee continues their update, the Planning Commission will be asked to review additional chapters.

OTHER BUSINESS: Joe Orndorff stated that the next Strasburg Region Joint Comprehensive Plan Steering Committee meeting is June 21, 2005 at Strasburg Township.

The Borough Manager reported that the June Planning Commission meeting will include Lancaster General Medical Group and the Stephen Smoker waiver request.

PUBLIC COMMENT: May Gaynor stated that citizen input is important and other municipalities provide access to the information to allow citizens to follow along with the items being discussed. She also suggested providing access to additional information to be more accessible for individuals who work either via the website or at the library. Mark Stivers agreed to post the draft chapters on the Comprehensive Plan website in a PDF file. It was also stated that copies are available at the Borough Office. When asked, Mark Stivers stated that the County does provide copies of documents that are being reviewed.

Joe Orndorff asked May Gaynor if she was provided with copies of the information if she would abide by the agenda and only speak during the two public comment periods provided for on the agenda. May Gaynor stated that she would like to comment on items as they are being discussed and previously provided information that stated that Planning Commission meetings are to be more open to public input. Mike Sollenberger stated that public comment periods are available on all agendas and that Planning Commission meetings need to be organized to allow for the Planning Commission to do their job. Following discussion, it was agreed that as a compromise a brief 10 minute public comment period during agenda items would be considered.

ADJOURNMENT: Joe Orndorff made a motion to adjourn, seconded by Ben Wenger and passed unanimously.

Respectfully Submitted,

Christine D. Drennen
Administrative Assistant

**STRASBURG BOROUGH PLANNING COMMISSION
MINUTES
JUNE 6, 2005**

Members Present: Groff Wenger Sollenberger Orndorff

Others Present:

Lisa M. Boyd, Borough Manager	Donald Bachman
Larry Harrison	Bradly J. Gochnauer
Sandy Kime	John Sigler
Stephen Smoker	Irene Sigler
Penny D'Alessandro	Doug Miller
Tom Pontz	May Gaynor

PUBLIC COMMENT: May Gaynor asked if public comment would be allowed following presentations and Brian Groff stated that it will be allowed as long as it is done respectfully.

MINUTES OF MAY 2, 2005: Ben Wenger made a motion to approve the minutes of May 2, 2005 with the following corrections:

(Lancaster General Medical Group) Mr. Thomas explained that the drawings appear as if the landscaped plantings are in the swale but they will not affect the basin.

(Other Business) Ben Wenger asked Brad if he could attend a future meeting to explain his report.

The motion was seconded by Joe Orndorff and passed unanimously.

HISTORIC PROPERTIES PARTNERS (S.E. SMOKER) - ADDITION TO BUILDING #100 - RECONSIDERATION OF REQUEST FOR WAIVER OF LAND

DEVELOPMENT PROCESS: Sandy Kime of David Miller Associates and Stephen Smoker were present and reviewed their previous request for request for waiver of land development process for the 2750 square foot addition to Building 100. Mr. Kime stated that all issues related to this addition including parking requirements, stormwater controls, traffic issues, lot coverage, etc, were addressed. The original request was denied at the February 7, 2005 Strasburg Borough Planning Commission meeting and they are asking for reconsideration of that decision. Mr. Kime also explained that Mr. Smoker is proceeding with the overall plan for the entire site and this addition will be shown in that submittal as well and the Lancaster County Planning Commission has responded favorably to the request.

Mike Sollenberger asked what Mr. Smoker has found to be the problem with the existing detention basin as well as his plans and timeline for its correction. Mr. Kime stated that they were not involved in the inspection of it but some possible problems could be construction techniques surrounding existing basins and high water table. With their plan submission for the entire tract, they are proposing to eliminate the existing basin completely and replace it with an infiltration component separate from the detention component. Brian Groff stated that the existing basin is a problem and the developer is proposing to add to his existing building but the problem with the basin would still exist, and that the town pays because of the runoff. Access to the rehab facility that is proposed in this expansion will be gained through an exterior walkway

that will be installed. Mike Sollenberger stated that he stands behind his prior decision to deny the waiver but approve the combination of preliminary/final plans and if all of the items are addressed as the applicant states, the process should be fairly simple to complete and that stormwater management and the forebay is not working needs to be addressed. Brian Groff stated that the addition was originally planned for and Mr. Smoker stated that previously the Borough wanted him to come in with each plan individually, which he did, but that recently the Borough has been asking Mr. Smoker to bring the plan for the entire tract, which he is now doing.

Because the addition was shown on the original plan and all original issues were addressed, Ben Wenger made a motion to retract the decision made by the Planning Commission at the February 7, 2005, meeting and to recommend to Borough Council to approve the waiver requests from Historic Properties Partners for a waiver from Section 303 Preliminary Plan and Section 304 Final Plan. Joe Orndorff seconded the motion for the sake of discussion.

Mike Sollenberger stated that there are three existing buildings and there are stormwater plans that are not functioning and not in compliance and when the pharmacy was approved there were commitments made for addressing the stormwater issues, which is not working. He further stated that nothing additional should be approved until the stormwater controls are corrected.

Mr. Smoker stated that the intention of the overall plan is to correct the stormwater problems and that the Borough is holding an escrow fund and the stormwater basin would not even be there except they were trying to comply to the new regulations. Mr. Smoker agrees that the forebay is temporary and is not working properly, but that no groundwater is coming off of the site. The forebay, when working properly, should take water and let it flow through and possibly percolate but it does not percolate fast enough. Mr. Smoker stated that the application for a waiver was the only vehicle he had to proceed with this plan because all of the issues were satisfied and this was the only way he could proceed to apply for a building permit.

Member Wenger cast an assenting vote and members Orndorff, Groff and Sollenberger cast dissenting votes. Motion failed.

Mike Sollenberger stated that the decision by the Planning Commission at the February 7, 2005 meeting denying the waiver of Historic Properties Partners remains and this recommendation will be forwarded to Borough Council.

STRASBURG BUSINESS PLACE PRELIMINARY/FINAL LAND DEVELOPMENT AND SUBDIVISION PLAN:

Sandy Kime of David Miller Associates and Stephen Smoker were present and submitted a plan for the entire tract and were present to discuss their plan which creates a series of lots, Lot 3, Lot 4, Lot 5 and Lots 6, 7, 8, 9 and 10 on the North side. The plan also includes the land development for Lot 3 and Lot 5. They are asking for waiver of the preliminary plan and received the comments from the Borough Engineer but have not had the opportunity to address those comments. Their intent is to ask the Planning Commission to not act on the waiver to allow the applicant an opportunity to meet with the Borough Engineer to address his comments. Also shown on the plan is providing public water and sewer laterals that are up to standard for each building. Mr. Kime stated that in accordance with the Borough's current ordinance, each lot will be required to address stormwater separately and will have

individual land development plans. Mike Sollenberger stated that because of the size of the overall project, he is unwilling to waive the preliminary plan but encouraged the developer to request a staff meeting to address engineer and solicitor concerns.

LANCASTER GENERAL MEDICAL GROUP FINAL LAND DEVELOPMENT PLAN:

Eric Thomas of LSC Design was present and reported that, as requested, they contacted the side yard property owner regarding screening and identified the house location on the plan. The Ressels have requested arborvitae to be planted the entire length of the property line to prevent people from walking through their property. Mr. Thomas reviewed each Lancaster County Planning Commission and engineer comment and their response. The developer asked for direction regarding the installation of handicap ramps. It was the consensus that the handicap ramps could be eliminated considering the minimal additional pedestrian traffic and not all streets in the area have sidewalks to provide a continuous walking path. Mr. Thomas explained that the waiver they are requesting is to combine the preliminary and final plan applications since they have already been through the Zoning Hearing Board, the Planning Commission and Borough Council for their Conditional Use application.

Stormwater was discussed and Mr. Thomas stated that they plan to install an orifice plate to reduce the flow from a 12" pipe to 6" and to add a stone seepage bed where water will infiltrate within 2 days. Mr. Thomas stated that this infiltration time is within DEP requirements. The parking area was discussed and Mr. Thomas stated that the side lot will be for employee parking and one space at the end designated as a turnaround space.

Mike Sollenberger asked what the impact of the plantings is on the swale. Mr. Thomas stated that the plans will be revised to show the plantings not in the swale prior to going to Borough Council. Joe Orndorff asked about the effects on the lighting in the parking area on the neighboring property belonging to Paul and Kathy Ressel. Mr. Thomas stated that the plantings should reduce the light and that they could install a shield on the side of the light to reduce the impact as well.

May Gaynor stated that she is concerned with landscaping and it was stated that the developer's plan exceeds the requirements of the ordinance.

Ben Wenger made a motion to recommend to Borough Council approval of the waiver of the preliminary plan to allow the applicant to proceed to final plan, seconded by Mike Sollenberger and passed unanimously.

Mike Sollenberger made a motion to recommend to Borough Council conditional approval of the Lancaster General Medical Group plan conditioned upon satisfactorily addressing all of the issues raised by the engineer and solicitor in their letters each dated May 20, 2005 and a satisfactory resolution of the redesign of the stormwater appliances and receipt of letters of approval for water and sewer capacity. The motion was seconded by Ben Wenger and passed unanimously.

REVIEW OF PRELIMINARY WETLAND AND WATERCOURSE INVESTIGATION FOR THE OFFICIAL MAP FUTURE STREETS – BRAD GOCHNAUER OF VORTEX ENVIRONMENTAL: Brad Gochnauer of Vortex Environmental was present and reviewed

his report of the wetland impacts on future streets shown on the official map. Mr. Gochnauer is an environmental engineer and he approached the Borough to request permission to review the future streets because of his involvement with reviewing the Trails at Strasburg plan and because he lives in the Borough. He explained that there are generally two kinds of wetland crossing permits, a general and a joint permit. General permits are issued by the Conservation District except when there are questions they can consult with DEP. Joint permits are issued by DEP on a state level and the Army Corps of Engineers on a federal level. His written report outlining wetland issues for each proposed roadway connection was explained in detail, including:

Historic Drive connection – Does not see any wetland issues.

Fulton/Hartman Bridge – A small stream channel exists, no wetlands, probably requires a general permit crossing.

Clover Avenue – Did see some wetlands and a stream channel, if ever developed would require a general permit crossing and a wetlands delineation to determine the least impact crossing location.

Shenk Avenue – Did not walk onto private property but was advised that there was a spring seep and if the spring seep is in the middle of the roadway, DEP will ask for the road to be realigned.

Mindy Avenue – Wetlands in this area are not as much as originally shown and a crossing could be investigated in the future after the wetlands were correctly delineated.

Sunset Avenue – A possible crossing in this area could be pursued.

Coppersmith Lane – A wetlands crossing in this location will be problematic because a forested wetland seep exists.

The Trails at Strasburg development was discussed. Mr. Gochnauer stated that even though the wetland impact was less than 1/10th of an acre, which normally triggers DEP involvement and a joint permit, the Conservation District consulted DEP because of a clause that stated that there can only be minimal impact on the environment. In the review of a joint permit an alternative analysis is required and DEP felt that there were alternatives to the wetland crossing. Mr. Gochnauer explained that the crossing of the wetlands was not denied, DEP is just requiring a joint permit if the Borough decides to proceed with the crossing in the future. He also explained that the decision matrix utilized by DEP in considering a joint permit is avoidance, minimization to the greatest extent practicable, and then lastly mitigation which is not commonly used any more.

May Gaynor expressed her concern with protecting water resources and felt that was more important than a connecting road pattern for convenience. She further expanded that any development near the wetlands will impact the wildlife and the wetlands. Brad Gochnauer stated that there are indirect impacts to wetlands from building adjacent to wetlands but that development should occur in the correct atmosphere which is a Borough.

OTHER BUSINESS: The Borough Manager reported that the Trails at Strasburg Plan will be on the next Planning Commission agenda, which is July 11, 2005.

Joe Orndorff stated that the next Joint Comprehensive Plan Steering Committee meeting is June 21, 2005 at Strasburg Township at 7:30 P.M.

PUBLIC COMMENT: Penny D'Alessandro asked if a connecting road was being proposed connecting Strasburg Business Place and Charter Homes. It was stated that an access easement is shown on Mr. Smoker's plans to provide the access for the roadway to be put in and additional information regarding this will be shown on future plans.

May Gaynor commented that the traffic is horrendous in trying to get out of Historic Drive onto North Decatur Street.

ADJOURNMENT: Mike Sollenberger made a motion to adjourn, seconded by Ben Wenger and passed unanimously.

Respectfully Submitted,

Christine D. Drennen
Administrative Assist

**STRASBURG BOROUGH PLANNING COMMISSION
MINUTES
JULY 11, 2005**

Members Present: Groff Wenger Sollenberger Orndorff

Others Present:

Lisa M. Boyd, Borough Manager	Mark Stanley
Frank Gerhardt	John Murphy
Rob Bowman	May Gaynor
Mark Johnson	Mark Campbell
Irene Sigler	Mary Dresser
Larry Shurr	Pauline Shurr
Tom Pontz	

PUBLIC COMMENT: None.

MINUTES OF MAY 23 AND JUNE 6, 2005: The minutes were tabled.

TRAILS AT STRASBURG – FINAL PLAN: Mark Johnson with RGS Associates was present to review their application for the Trails at Strasburg development. He stated that they met with the Manager and Engineer today and the planning comments have been addressed and the only outstanding issues are administrative comments. Mr. Johnson reviewed the outstanding issues and changes that were made based on the meeting held today. Mark Campbell confirmed that all outstanding issues are administrative items. Mike Sollenberger asked if the permit request for Susan Avenue was withdrawn and Mr. Johnson stated that he believed that as part of the permit resubmission it was withdrawn but he will verify.

Mike Sollenberger asked about the comment from the Lancaster County Planning Commission regarding the walkway across Susan Avenue. It was the consensus that if DEP did not allow a road to cross the wetlands that a concrete walkway would also disturb the wetlands and should not be included.

Mary Dresser, the chair of the Shade Tree Committee was present to review the comments from the Committee basically asking if the developer would provide two trees per lot, save a walnut tree on lot 11, additional trees along Candle Lane and saving some of the existing white pine trees. Mr. Johnson stated the current plan is in compliance with the ordinance but will take the information under advisement and contact his client regarding these recommendations. The Borough Manager stated that the developer was previously required to work with the two parks and the comments provided from the Tree Committee are in contrast to previous agreements with the parks. May Gaynor asked if a wooden walkway could be considered at Susan Avenue across the wetlands. She also asked what the last day is on the extension of time for this project and the Borough Manager stated that the deadline is September 4, 2005. May Gaynor also asked what was being done with the large spring in the meadow Mark Johnson stated that it is in the wetland area which is not being disturbed.

Ben Wenger made a motion to recommend Borough Council approve the Final Plan for Trails at Strasburg with the conditions that all issues addressed by Solicitor Bob Sisko in his letters dated May 16, 2005 and July 6, 2005 and the original 48 conditions from the preliminary plan. The motion was seconded by Mike Sollenberger and passed unanimously.

STRASBURG COMMONS (CHARTER HOMES) – CONDITIONAL USE: Rob Bowman of Charter Homes was present to review the Strasburg Commons Conditional Use application for an Active Adult Community. Mr. Bowman stated that comments from the Borough Engineer in a letter dated July 7, 2005 were received and are prepared to address. Mike Sollenberger asked about the stormwater basin at the East end of the property and if it has been sized to accept some portion of runoff from the bypass. Mr. Bowman stated that their developer's agreement does require them to accept the runoff from a portion of the bypass and the allowances have been made for that in the stormwater areas.

Mike Sollenberger asked about connection point D at the East end of the property and Mr. Bowman stated that they are willing for the road to be either public or private. Mr. Sollenberger stated that PennDOT requires that any connection to Historic Drive be a public street. Street design and turning lanes will be reviewed. Mr. Bowman stated that they are also going to be working with Mr. Smoker regarding connection point B which is a shared connection with Smoker and Charter. Brian Groff expressed his concern with the serpentine road layout behind North Decatur Street. Mr. Bowman stated that this layout was chosen to slow traffic and to use the same landscaping and buffer plantings that are planned along East Main Street. Rob Bowman stated that they plan to work closely with the Borough regarding tree types and tree planting locations but their goal is to create tree-lined streets. In response to Brian Groff's question about deferring headlights from the alley to a home, Mr. Bowman stated that they plan to landscape to address this issue.

Mike Sollenberger asked about street lights and noted that there are many locations that show a light right beside a street tree. Mr. Bowman agreed to move the lights away from the trees to better illuminate the intersections. Mr. Bowman stated that each home is proposed to have its own post light thermocell controlled which is sufficient light for the street.

Mr. Bowman stated that the homes are proposed to each have two parking spaces to the rear, mostly two car garages and some one car garages and one parking pad space. Mike Sollenberger stated that additional parking is needed for people who use their garage for other uses and for visitors. Mr. Bowman stated that he recently visited a similar neighborhood they built and most people utilize both parking spaces in the garage. Mr. Bowman stated that the alley is proposed to be a private street to be maintained by the homeowners association.

Brian Groff asked about the emergency access plan and Rob Bowman stated that the plan will be enlarged for review at a future meeting. Mr. Bowman stated that the type of truck that was simulated was the largest truck that the fire company has or is contemplating. Mary Dresser also suggested considering moving trucks.

The developer has not yet seen but agreed to address the issues identified in the Solicitor's letter dated July 6, 2005.

Mike Sollenberger asked if some way could be found to connect the Square to the common green area because it is surrounded on the West and South sides by private property. Mr. Bowman stated that the Kinder Lane pedestrian access connects to the green area but they are willing to work with the Borough to include any additional connections.

STRASBURG BUSINESS PLACE – EXTENSION OF TIME: Mike Sollenberger made a motion to recommend to Borough Council to accept the Strasburg Business Place, Stephen Smoker, extension of time until September 14, 2005, seconded by Ben Wenger and passed unanimously.

REVIEW REGULATIONS ON USE/DEMOLITION OF BARN: Pauline Shurr, a member of the HARB Board, was present and stated that there are a number of houses on East and West Main Street and Miller Street who have barns because they were built when horses and carriages were used. She further stated that people have used these structures for garages and storage. Mike Sollenberger stated that this item has arisen out of an issue with a property at 313 Miller Street who has a barn in disrepair and wants to tear it down, was denied by the Zoning Hearing Board to rent out 6 units for storage, and regulations regarding demolition need to be reviewed to protect such structures. Brian Groff stated that this issue needs to be addressed by the Solicitor. The specific existing regulations in the HARB and Zoning Ordinance, a timeline of events involving this property, comments from Carole Wilson and Bruce Ryder will be reviewed at the next meeting.

OTHER BUSINESS: Brian Groff stated that John Michael Raub has submitted a letter of resignation as a member of the Planning Commission due to personal reasons. Ben Wenger made a motion to send Mike Raub a letter of thanks for his service and to accept his resignation with regrets, seconded by Mike Sollenberger and passed unanimously.

Joe Orndorff stated that the next Joint Comprehensive Plan Steering Committee meeting is scheduled for July 19, 2005 at 7:30 P.M. at the Strasburg Borough Office.

PUBLIC COMMENT: Tom Pontz stated that he was concerned with the lack of maintenance to the property currently owned by the Brendles which adjoins his property. The Borough Manager stated that the mowing matter has been passed on to the Police Department. Mr. Pontz also questioned what would be done to protect the area when construction begins and Brian Groff stated that this is all regulated by their NPDES permit which requires them to be protected. Mr. Pontz stated that he is against the connecting road to Miller Street and that this land is a valuable resource.

ADJOURNMENT: Mike Sollenberger made a motion to adjourn the meeting, seconded by Joe Orndorff and passed unanimously.

Respectfully submitted,

Christine D. Drennen
Administrative Assistant

**STRASBURG BOROUGH PLANNING COMMISSION
MINUTES
AUGUST 1, 2005**

Members Present: Groff Wenger Sollenberger Orndorff

Others Present:

Lisa M. Boyd, Borough Manager	Pauline Shurr
Bruce L. Ryder, Mayor	May Gaynor
Christine D. Drennen, Admin. Asst.	Nancy Harper
Cindy Hummel, Lancaster Newspapers	Steve VanOrmer
Bill Swiernik, David Miller Assoc.	

PUBLIC COMMENT: None.

MINUTES OF MAY 23, JUNE 6, AND JULY 11, 2005: Mike Sollenberger made a motion to approve the minutes of May 23, June 6 and July 11, 2005 as printed, seconded by Joe Orndorff and passed unanimously.

ROUTE 896 PROJECT ISSUES: Bruce Ryder, the Project Coordinator for the Route 896 Relocation Project, was present and reviewed three issues related to the project.

The first item is that with the roadway identified as a limited access highway by PennDOT, the intersecting roads cannot be private driveways. The length of the public stub street needs to be determined. Bruce Ryder stated that the engineer suggests knowing the queue length and having the public stub street be the 95th percentile of traffic.

The second issue is if driveways should be public or private.

The third item to remember is at the north side of Driveway A, the commitment was made to provide for a future connection to Herr Road and need to make sure that proposed development on those tracts does not impede with the possible future connection.

REVIEW REGULATIONS ON USE/DEMOLITION OF BARNs: Bruce Ryder reviewed this item stating that while attending a recent Historic Architectural Review Board meeting the issue of a property owner in the Historic District wanting to demolish a barn on his property. The applicant's argument was that only one of the criteria in the demolition section needs to be satisfied. The section he cited was that there was no reasonable beneficial use for the barn because of its large size and is unable to make money on the barn through a self-storage business. Bruce Ryder stated that a member of the HARB Board offered the suggestion for the applicant to remove the newer addition to the barn, retaining the original barn for use as a garage. He also suggested the possibility of incorporating an adaptive reuse in future ordinances to protect but also provide a use for such structures. Carole Wilson from the Lancaster County Planning Commission offered at the HARB meeting to send a copy of Manheim Borough's zoning ordinance which has an example of an adaptive reuse section.

Bruce Ryder also stated that there also may be in error in our Subdivision Ordinance in that a large barn was subdivided off to a small lot to allow for the development. A possible change to the Subdivision Ordinance could be considered to require the developer to make such structures usable on a small residential lot.

In response to discussion regarding the current state of the barn that the owner requested to demolish, Steve VanOrmer stated that damage to the foundation of the barn needs to either be repaired or the newer addition removed to make a more reasonably sized barn for residential use. Steve VanOrmer also stated that he would like to see tighter demolition regulations to handle other buildings on properties not visible from the road, which would be separate from HARB.

It was the consensus to have the Borough Manager check with Borough Council on the possibility of scheduling a special joint meeting with the Planning Commission, Borough Council, HARB and the Solicitor.

STRASBURG BUSINESS PLACE (S.E. SMOKER) PLAN RECOMMENDATION ON WAVIER REQUESTS:

Bill Swiernik, a Landscape Architect with David Miller Assoc. was present to review Stephen Smoker's waiver requests regarding the traffic impact report and Preliminary Plan application. He explained that this application is for the proposed construction of 3 buildings and to subdivide a number of lots. He stated that regarding the prior discussion they would provide the traffic stacking "queue" data. They are proposing to remove the existing detention basin and relocate. Mr. Swiernik indicated that they have received verbal approval from the Lancaster County Conservation District that the changes to the stormwater facility will be an improvement and Mr. Smoker intends to make the repairs when the written approval is received.

Following discussion, it was the consensus to table the action on the waivers until the next meeting.

OTHER BUSINESS:

Joe Orndorff stated that the next Joint Comprehensive Plan Steering Committee meeting is scheduled for August 16, 2005 at 7:30 P.M. at the Strasburg Township Office.

PUBLIC COMMENT: May Gaynor stated that she was glad that Bruce Ryder brought up the traffic stacking issue because of problems that she's seen in other areas and shopping areas.

ADJOURNMENT: Mike Sollenberger made a motion to adjourn the meeting at 8:50 P.M., seconded by Ben Wenger and passed unanimously.

Respectfully submitted,

Christine D. Drennen
Administrative Assistant

**STRASBURG BOROUGH PLANNING COMMISSION
MINUTES
SEPTEMBER 12, 2005**

Members Present: Groff Wenger Sollenberger Orndorff

Others Present:

Lisa M. Boyd, Borough Manager	Christine D. Drennen, Admin. Asst.
Cindy Hummel, Lancaster Newspapers	Mark Stivers, LCPC
Rob Bowman, Charter Homes	Frank Gerhardt, Charter Homes
Doug Plank, ELA Group	Don Hess, Gibbel, Kraybill & Hess
Bill Dwiernik, David Miller Associates	Stephen Smoker
May Gaynor	Mary Dresser
Stacey Morgan, Hartman, Underhill & Brubaker	
Tim Corwin, Hartman, Underhill & Brubaker	

CALL TO ORDER AND PLEDGE TO THE FLAG: Chairman Brian Groff called the meeting to order at 7:05 P.M., followed by the pledge to the flag.

PUBLIC COMMENT: None.

MINUTES OF AUGUST 1, 2005: Ben Wenger made a motion to approve the minutes of August 1, 2005 as printed, seconded by Mike Sollenberger and passed unanimously.

STRASBURG COMMONS (CHARTER HOMES) REZONING PETITION: Frank Gerhardt representing Charter Homes was present and outlined their rezoning petition to rezone a 1.5 acre corner of their approximately 23 acre parcel from C-2 to C-3. This is being done to make the entire property have the same zoning. The Lancaster County Planning Commission and the Borough's Engineer have reviewed this application and are recommending approval.

Ben Wenger made a motion to accept the request of Charter Homes to amend the Strasburg Borough Zoning Ordinance of 1993 to change the zoning classification for 1.5 acres of their parcel, stating that the Planning Commission members find it to be in accordance with the objectives of the formally adopted Comprehensive Plan. Joe Orndorff seconded the motion and it was passed unanimously.

STRASBURG BUSINESS PLACE (S.E. SMOKER) PLAN: Bill Swiernik, Doug Plank, Don Hess and Stephen Smoker were present to review their two waiver requests. Mr. Swiernik stated that the vehicular stacking that was discussed at the last meeting was addressed and a revised subdivision plan has been submitted. They have allowed for approximately 80' for the North, with a proposed reconfiguration of lots 7 and 8 and utilizing a common driveway to access the lots. For the South, they have allowed 164' for stacking and the proposed driveway should be adequate. Mike Sollenberger asked about the East driveway on the South side and Mr. Swiernik stated that they concentrated on Access A because this is the intersection anticipated to generate commercial traffic which will warrant the traffic light.

The first waiver requested relates to the Traffic Impact study. The applicant is requesting the traffic impact condition to be revised to reference the previously agreed upon developer's agreement with the Borough for the relocation of Historic Drive. It was the consensus of the members that the Borough Solicitor needs to review this request as the waiver was not explained this way on the waiver request. The second waiver requested is for waiver from the Preliminary Plan. The applicant stated that they are just creating lots and not creating uses and that the plan will not change from Preliminary to Final. Mike Sollenberger stated that both the Borough Solicitor and Engineer are strongly discouraging acceptance of this waiver. Mr. Hess explained that they are proposing land development for Lots 3 and 5 and final land development would occur as uses are known for the remaining lots. In response to the Lancaster County Planning Commission review, the applicant was advised to address LCPC comment #10 and to show the building out of the clear sight triangle as it relates to the right of way for the relocated Route 896. In response to LCPC comment #17, the applicant also agreed to provide a lighting plan and will resubmit and add as a page in the plan set.

Mary Dresser reviewed the comments provided by the Shade Tree Committee. Mr. Swiernik stated that funds are escrowed for trees to be installed along relocated Route 896. For screening, the applicant stated that the current plan is based on previous discussions. It was the consensus that the applicant should follow the current plan and request a waiver for the proposed landscaping.

Mike Sollenberger made a motion, seconded by Joe Orndorff and passed unanimously to recommend to Borough Council to deny the waiver request of S.E. Smoker for combined preliminary/final land development based on the recommendations from the Borough Solicitor and Engineer.

Ben Wenger made a motion, seconded by Mike Sollenberger and passed unanimously to recommend to Borough Council to deny the waiver request for the traffic impact study to allow for review by the Solicitor.

Mike Sollenberger made a motion, seconded by Joe Orndorff and passed unanimously to recommend to Borough Council to accept the extension of time letter from S.E. Smoker until November 9, 2005.

OTHER BUSINESS: Joe Orndorff stated that the next Joint Comprehensive Plan Steering Committee meeting is scheduled for September 20, 2005 at 7:30 P.M. at the Strasburg Borough Office.

PUBLIC COMMENT: None.

ADJOURNMENT: Mike Sollenberger made a motion to adjourn the meeting at 9:37 P.M., seconded by Ben Wenger and passed unanimously.

Respectfully submitted,

Christine D. Drennen
Administrative Assistant

**STRASBURG BOROUGH PLANNING COMMISSION
MINUTES
OCTOBER 3, 2005**

Members Present: Groff Wenger Sollenberger Orndorff

Others Present:

Lisa M. Boyd, Borough Manager	Christine D. Drennen, Admin. Asst.
Mark Stivers, LCPC	Frank Gerhardt, Charter Homes
John Murphy	Jim Strupe
May Gaynor	Michael Ranck
LaJune Ranck	Tony D'Alessandro
Stephen Smoker	Jill McVey
Daniel Kaldas	Margaret Young
David Young	Mark Stanley

CALL TO ORDER AND PLEDGE TO THE FLAG: Chairman Brian Groff called the meeting to order at 7:00 P.M., followed by the pledge to the flag.

CITIZEN COMMENTS: None.

MINUTES OF SEPTEMBER 12, 2005: Mike Sollenberger made a motion to approve the minutes of September 12, 2005 as corrected, seconded by Ben Wenger and passed unanimously.

HARRIETTE WITMER FINAL SUBDIVISION PLAN/LOT ADD-ON PLAN AND WAIVER REQUESTS: Daniel Kaldas of Lake, Roeder, Hillard and Associates was present to review the application. He stated that the comments raised by the Lancaster County Planning Commission and Engineer will be incorporated. The proposed subdivision line makes the existing garage nonconforming, which the applicant stated is being proposed to make lot 2 as large as possible. It was the consensus that the lot line should be placed so that the existing evergreen trees will be on the same lot. The applicant will resubmit revised plans and verify the lot size. The Solicitor stated that when a nonconformity exists if there are any changes, even if the nonconformity is being improved, the applicant needs to bring the nonconformity into compliance or to apply for a variance. It was the consensus that the applicant should reconfigure the subdivision line to allow for the 5' setback for the garage, reconfigure the lot line and to come back to a future meeting for action on the waivers.

STRASBURG COMMONS (CHARTER HOMES) CONDITIONAL USE: Frank Gerhardt of Charter Homes and John Murphy from Alpha Engineering were present for their second meeting to discuss the Conditional Use for the Charter Homes Strasburg Commons project. Mike Sollenberger expressed his concern that there was not enough parking, stating that 2 spaces per home in the garage was not sufficient because some people will use a garage bay as storage and will need additional parking for visitors. Mr. Murphy stated that parking spaces that aren't "official parking space" can be used such as parking behind the garage in the driveway. The Borough Manager stated that the Ordinance requires 2.5 parking spaces per dwelling and can be a combination of garages and on-street and the applicant is proposing 3+ parking spaces per dwelling unit. Mark Stivers reminded that the homeowners association is responsible for lawn

and snow maintenance which will eliminate each homeowner to store large items such as these in their garages, and should free up the space for them to park in both garages. Mr. Gerhardt stated that similar parking arrangements are working in other developments such as Millcreek, which is not an age restricted community.

Mike Sollenberger also asked about the fire apparatus maneuverability information provided, noting that it appears that the path continues up onto the sidewalk and curb. Mr. Gerhardt stated that the patterns are conservative and are based on the outside edge of the truck which extends beyond the wheel base. He also explained that actual human driving is better than the simulation shows and that this simulation considers the largest truck the Strasburg Fire Company has. Mr. Gerhardt further explained that representatives from the Strasburg Fire Company drove a truck through their Millcreek Development and they stated they were comfortable with the layout. Mike Sollenberger asked if they could have the Strasburg Fire Company submit a letter verifying their approval.

Access to the Netherlands Inn was discussed and Mr. Gerhardt stated that it is part of the Developer's Agreement and a light will be installed if Access "B" meets warrants. Bill Crosswell explained the conditional use process and stated that reasonable conditions can be applied. Revisions to the proposed conditions were reviewed and will be forwarded to the members by the staff. The Solicitor explained that the process is that the Planning Commission reviews the Conditional Use Application and forwards a recommendation and recommended conditions to Borough Council for their decision. The applicant then files a preliminary plan application where the conditions appear as plan notes.

David Young and May Gaynor expressed their desire to reduce the density. Mark Stanley stated that the existing plan shows less density than the ordinance allows. Mike Sollenberger stated that the Conditional Use process allows for controls to be applied and that an age restricted community doesn't generate the same amount of traffic as a family.

Mick Ranck asked about fire hydrants and the concern that homes could have been damaged if it were windy the day of the fire on East Main Street. Mike Sollenberger stated that he was told by the President of the Fire Company that the standard is to call in tankers and that water is not a problem. He was further advised that the existing fire hydrants provide 1000 gallons per minute and only 500 gallons per minute were used to fight the fire Mr. Ranck referenced. The Borough Manager stated that the fire company will review the proposed hydrant locations at the Preliminary Plan stage and that the standard is 1 hydrant per 400 feet.

Tony D'Alessandro asked about garbage collection and Mr. Gerhardt stated that through the homeowner's association, 1 collector will be permitted and trash cans will be placed on the back street.

It was the consensus of the members to table this application until the November 7, 2005 meeting to allow for continued review and review of the conditions.

The Borough Manager stated the Public Hearing for October 11, 2005 was advertised for possible action but since the Planning Commission did not make a recommendation and the applicant granted an extension until October 11, 2005. The Borough Solicitor recommended

commencing the hearing on that date and immediately continuing the hearing until the November Borough Council meeting to avoid the need to readvertise and repost. Mr. Gerhardt stated that they will provide a letter of verification. Mark Stanley asked if the members could review the proposed conditions prior to the meeting so that concerns, comments and suggestions can be exchanged prior to the meeting.

OTHER BUSINESS:

Joe Orndorff stated that the next Joint Comprehensive Plan Steering Committee meeting is scheduled for October 18, 2005 at 7:30 P.M. at the Strasburg Township Office.

CITIZEN COMMENTS: May Gaynor asked that traffic concerns be addressed in the Comprehensive Plan.

ADJOURNMENT: Joe Orndorff made a motion to adjourn the meeting at 9:18 P.M., seconded by Mike Sollenberger and passed unanimously.

Respectfully submitted,

Christine D. Drennen
Administrative Assistant

**STRASBURG BOROUGH PLANNING COMMISSION
MINUTES
NOVEMBER 7, 2005**

Members Present: Groff Sollenberger Johnson

Others Present:

Lisa M. Boyd, Borough Manager	Christine D. Drennen, Admin. Asst.
Mark Stivers, LCPC	Frank Gerhardt, Charter Homes
Rob Bowman, Charter Homes	Mark Stanley
Jim Strupe, Alpha Consulting	Carroll Lindsay
Penny D' Alessandro	May Gaynor
Joe Coleman	Linda Coleman
Lee Potts	Mary Dresser
Dale Kaufman	Dick Kennel
Jan Kennel	

CALL TO ORDER AND PLEDGE TO THE FLAG: Chairman Brian Groff called the meeting to order at 7:00 P.M., followed by the pledge to the flag. The new member, Ken Johnson, was introduced noting that he also serves on the Regional Joint Comprehensive Plan Steering Committee.

CITIZEN COMMENTS: Regarding the Strasburg Commons Conditional Use application, Penny D' Alessandro and May Gaynor expressed their opposition to high density, lack of amenities and beginning the project before the completion of the bypass.

MINUTES OF OCTOBER 3, 2005: Mike Sollenberger made a motion to approve the minutes of October 3, 2005 as printed, seconded by Ken Johnson and passed unanimously.

STRASBURG COMMONS (CHARTER HOMES) CONDITIONAL USE: Rob Bowman of Charter Homes stated that representatives from Charter Homes, their engineer and legal counsel were present to answer questions and address concerns regarding their plan. In response to a letter from the Strasburg Fire Company they received today and the concern about sprinklers, Mr. Bowman stated that each home includes 4-6 hard wired, battery backup smoke detectors, fire separation of over 2 hours, meets egress and building code requirements as well as new wiring, appliances and insulation.

Items of concern discussed were:

Parking – Mike Sollenberger stated that the fire company indicated that they will be able to maneuver through the development as long as people park in approved parking spaces. He feels that people will park where not appropriate because not enough parking is provided and thus hinder the fire apparatus. Suggested was to increase the length of the parking space behind the garages to allow for parking for quick stops, washing cars and additional parking to eliminate parking along the narrow alley.

Mr. Bowman responded that in their other developments, which are not age restricted and generate more traffic than an age restricted development, similar parking is used and does not represent a problem. In response to a question from Brian Groff, Mr. Bowman indicated that they can include requirement to park in garages and to limit storage in garages within the homeowners' documents. Mr. Bowman stated that he understands that parking issues cause problems and that doesn't sell homes.

Mr. Bowman stated that their plan provides for either attached or detached garages. It was discussed that if attached garages are utilized the parking area behind the garages could be lengthened to allow for additional parking. Also discussed was the possibility of exploring off-site parking at the Netherlands Inn but Mark Stanley advised that during the Historic Strasburg Inn subdivision, a study was done to verify that sufficient parking would exist for the Inn and those parking spaces cannot be infringed upon.

Width of Alleys – Mike Sollenberger expressed his concern with the narrowness of the alleys and the ability of fire apparatus to maneuver, noting that this second access for fire protection is needed. Mr. Bowman responded that a second access for longer rows of townhouses is not available in most other municipalities and most existing homes don't have a second point of access. Mr. Bowman agreed to provide the Planning Commission with an example of an existing development with similar alley size for them to visit. Mike Sollenberger stated that his goal is to approve the best possible plan for this proposed development.

Amenities – The addition of walking trails along the perimeter of the project were discussed. Mr. Bowman stated that this concept was considered several plans ago, but was eliminated to provide the 15' greenbelt buffer planting which was added based on comments received throughout the process. He further explained that this plan highlights the streetscape and replicates the town where walking along the street, past front porches and landscaping, is encouraged. Brian Groff expressed concern that the walking path would be in the back yards of homes along East Main and North Decatur Streets. Mike Sollenberger asked the developer to investigate a direct connection from the bank parking lot to the green open space and to consider connecting a walking path with the commercial property of Mr. Smoker. Brian Groff expressed his concern that the open green space should be more than just an open grassy area. Mr. Bowman stated that there will be walking areas and benches and the area will have to be programmed.

Mr. Bowman stated that the need to add amenities such as a coffee shop or ice cream shop is not necessary because of the existing shops, which incorporate this development into the community.

The walking path connecting to Kinder Lane was discussed and Mr. Bowman stated they have a handshake agreement with the property owners for the connection. Mrs. Kennell stated that the issue of whether the access is a driveway or a lane needs to be determined by Borough Council, because she was told the area is a driveway approximately 8 years ago by the Borough, but needs a final determination.

Brian Groff asked about the entry signage and Mr. Bowman stated that it has not yet been developed. Mr. Groff suggested the possibility of a “pick the name for the development” contest with the community to encourage community involvement.

Traffic Flow – In response to a question from Mike Sollenberger, Mr. Bowman stated that the project is proposed to be two phases. Mr. Sollenberger expressed his concern regarding traffic flow and that during phase 1, traffic will mostly utilize Access “B” and Phase 2 will utilize Access “D”. Also expressed was the concern that traffic may use a shortcut through the Netherlands Inn parking lot. Mr. Bowman stated that they will not make it a convenient connection for traffic flow and is being considered for other uses if appropriate. The traffic signal for Access “B” was discussed and Mark Stanley stated that this access is not anticipated to meet warrants for a traffic signal with this development and will only warrant a light when the commercial uses on the North side are developed.

Affordability – Dale Kaufman noted that Lancaster County is in need of affordable housing and that Strasburg has always had housing to support a diversity of income levels. He asked if a percentage of homes could be made more affordable with the use of federal or state grant money, stating that he is willing to assist with locating sources so that it does not become an elitist community. Also discussed was providing for more affordable units by varying size, not quality. Mark Stanley stated that affordable housing is usually utilized for entry level “workforce” families and not normally associated with this type of housing.

Bypass - Brian Groff expressed his concern if the installation of bypass is delayed. Mr. Bowman stated that there are recorded agreements with the Borough to address this concern and they would be required to construct the bypass to PennDOT specifications from the East end of their property to North Decatur Street. This development project cannot happen until the road status is known.

Tree Committee - Mary Dresser stated that the Tree Committee couldn’t review the trees with the current plan, they need to see more detail showing existing trees which will be done at preliminary plan.

Conditions - Mr. Bowman and Mr. Stanley stated that they are in agreement with the proposed 43 conditions that have been reviewed by Bill Crosswell.

Mark Stanley reminded the Planning Commission that the MPC has regulations on when the plan must be acted upon. He stated that they are willing to wait a month to allow the members to review the information but they want to be able to initiate the Conditional Use Hearing and ask that any questions or comments be provided to the applicant to allow them to reply prior to the next meeting.

Mark Stivers reminded the Planning Commission that the Conditional Use process allows for reasonable conditions to be applied, which protect both the municipality and the developer. He also stated that the applicant’s current plan is in compliance with the Borough’s ordinance for both parking and density.

In summary, Mike Sollenberger stated that he would like the plan to provide for 1 ½ parking spaces on the street and wider alleys as well as address traffic flow, street walkways or walking paths, fire safety, researching an existing narrow alley development, reviewing design criteria and affordability. Mark Stanley agreed to provide a letter of extension.

STRASBURG BUSINESS PLACE – PRELIMINARY PLAN: This item was removed from the agenda at the request of the applicant.

OTHER BUSINESS:

The next Joint Comprehensive Plan Steering Committee meeting is scheduled for November 15, 2005 at 7:30 P.M. at the Strasburg Borough Office. Mark Stivers encouraged citizen participation because we are getting to the end of the process and will be reviewing the future land use plan and implementation.

The Borough Manager stated that additional items for the December agenda include the Harriette Witmer subdivision, the Deckman plan as well as official map and comprehensive plan reviews. The possibility of scheduling special meetings was discussed for the beginning of 2006 to allow for time to discuss some of these items.

CITIZEN COMMENTS: May Gaynor questioned the Conditional Use process and stated that it was her understanding that the ordinance set the maximum limits which could be negotiated.

Density – May Gaynor suggested having their engineer review the density and what additional parking could be achieved if the density were reduced.

ADJOURNMENT: Mike Sollenberger made a motion to adjourn the meeting at 9:42 P.M., seconded by Ken Johnson and passed unanimously.

Respectfully submitted,

Christine D. Drennen
Administrative Assistant

**STRASBURG BOROUGH PLANNING COMMISSION
MINUTES
DECEMBER 5, 2005**

Members Present: Groff Sollenberger Johnson Wenger Orndorff

Others Present:

Lisa M. Boyd, Borough Manager	Frank Gerhardt, Charter Homes
Bill Crosswell, Solicitor	Stacey Morgan
Rob Bowman, Charter Homes	Kim Stoltzfus
Joseph Gurney	Jill McVey
Daniel Kaldas	Penny D'Alessandro
Tony D'Alessandro	Alvin Ranck
Patsy Ranck	May Gaynor
Dave Young	

CALL TO ORDER AND PLEDGE TO THE FLAG: Chairman Brian Groff called the meeting to order at 7:00 P.M., followed by the pledge to the flag.

CITIZEN COMMENTS: None

MINUTES OF NOVEMBER 7, 2005: Mike Sollenberger made a motion to approve the minutes of November 7, 2005 as printed, seconded by Joe Orndorff and passed unanimously.

STRASBURG COMMONS (CHARTER HOMES) CONDITIONAL USE: Rob Bowman presented an updated site plan to the Planning Commission, and discussed the changes that had been made since the last meeting, including the addition of 35 on street parking spaces and walking paths through the open space areas of the project. Members of the Planning Commission discussed those changes with Mr. Bowman, as well as the width of the alleys. Several members of the Commission stated that they had visited "Veranda", another development being built by Charter Homes in East Hempfield Twp., at Charter's invitation to view design features, "streetscapes", combinations and use of materials, and the design of the alleys. Mike Sollenberger asked about a discrepancy between the Conditional Use documents and the site plan regarding attached or detached garages. A discussion involving site plan approval and future changes to the site plan followed between Mr. Bowman and Mr. Crosswell. Mike Sollenberger also asked if two additional conditions could be added, the first involving requiring residents to park in their garages and the second limiting the number of vehicles they can park to the number of spaces in their garages. Mr. Crosswell noted that if approved, each of those conditions would need to be included in the Homeowner's Association By-laws. Mr. Bowman stated that he was generally agreeable with the two additional conditions, and asked if his counsel could work with Mr. Crosswell to fashion the final language of each condition before the Borough Council meeting on December 13th. The Planning Commission agreed to that. Following a period of Public Comment, Mike Sollenberger made a motion, seconded by Ben Wenger, and passed unanimously to recommend to Borough Council approval of the Conditional Use subject to the 43 proposed conditions and the two additional conditions stated above.

HARIETTE WITMER FINAL SUBDIVISION PALN/LOT ADD-ON PLAN AND

WAIVER REQUESTS: Daniel Kaldas of Lane, Roeder, Hillard and Assoc. was present to review the changes to the plan since the October 3rd Planning meeting made to address comments expressed by the HRG, Lancaster County Planning Commission and the Borough Planning Commission members.

ACTION ON WAIVERS: A motion was made by Mike Sollenberger, seconded by Joe Orndorff and passed unanimously to recommend the Borough Council that the waiver from the following sections of the Strasburg Borough Subdivision and Land Development Ordinance be approved: Section 403.02.1 Contour Information, 613.02 Street Trees with the condition that when a home is built on the lot the homeowners participate in the Borough's street tree program, and Section 402.03.04 Offsite Features within 200 ft.

ACTION ON FINAL PLAN: A motion was made by Mike Sollenberger seconded by Ken Johnson and passed unanimously to recommend to Borough Council that the Harriete Witmer Final Subdivision Plan/Lot Add-on Plan dated July 18, 2004 be approved.

SKETCH PLAN FOR ARLIN AND KIMBERLY STOLTZFUS – PRE-APPLICATION

REVIEW: Joseph Gurney of D.C. Gohn Associates was present to review the sketch plan for their clients Arlin and Kimberly Stoltzus for a subdivision to place a home on the last lot on the west side of Southview Drive. The proposed lot would also include both Borough and Township property. The main question presented by Mr. Gurney was if the Borough would require the applicant to construct Southview Drive approximately 30' to the Borough/Township line. Also discussed were sidewalk and curbs, set-backs from Barnhart property line, connection to Borough water & sewer, and stormwater runoff control. Mr. Gurney stated that he will be meeting with the Township to determine if they will permit him to comply with Borough ordinances during the planning process instead having to deal with both municipalities. A formal plan will be submitted to Planning Commission in January or February.

OTHER BUSINESS: Mike Sollenberger announced that this will be Ben Wenger's last meeting since is resigning after 11 years with the Borough Planning Commission. Mike and the other members thanked Ben for his dedication and valuable input and wished him well in his future endeavors. Lisa Boyd also stated that the staff has enjoyed working with Ben over the past 11 years.

Joe Orndorff announced that the next meeting of the Steering Committee will be Tuesday, December 20th at 7:30 at the Strasburg Township offices.

Lisa Boyd announced that the next meeting of the Planning Commission will be the second Monday, January 9th at 7 p.m. because of the New Year's holiday.

CITIZEN COMMENTS: May Gaynor stated that Warwick, Pequea and West Lampeter Township have ordinances that may be of interest to the Planning Commission members pertaining to development planning.

ADJOURNMENT: The meeting was adjourned at 9:57 P.M.

Respectfully submitted,

Lisa M. Boyd
Borough Manager