

**STRASBURG BOROUGH PLANNING COMMISSION
MINUTES
JANUARY 9, 2006**

Members Present: Groff Sollenberger Johnson Marshall Orndorff

Others Present:

Lisa M. Boyd, Borough Manager

May Gaynor

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 DECEMBER 5, 2005: Mike Sollenberger made a motion to approve the minutes of December 5, 2005 as printed, seconded by Ken Johnson and passed unanimously.

INTRODUCTION OF NEW MEMBER – BOB MARSHALL: Brian Groff introduced the new member, Bob Marshall, stating that he has been a resident of the Borough for 21 years.

REORGANIZATION

APPOINTMENT OF CHAIRMAN: Joe Orndorff made a motion, seconded by Bob Marshall and passed unanimously to appoint Mike Sollenberger to the position of Chairman.

APPOINTMENT OF VICE-CHAIRMAN: Mike Sollenberger made a motion, seconded by Ken Johnson and passed unanimously to appoint Joe Orndorff to the position of Vice Chairman.

Mike Sollenberger thanked Brian Groff for serving the Borough in the position of Planning Commission Chairman for 2 years.

PARKING REQUIREMENTS – COMMERCIAL DISTRICT: The Borough Manager explained that this item was brought up this past Summer because of the property at 15 West Main Street and the business was pursuing a doll shop business and was required to receive a zoning variance approval for not providing off-street parking. The variance request was granted because a hardship was proved in that the off-street parking was unable to be obtained, but cost the applicant the \$300 application fee. At that time, this item was passed on to the Planning Commission to review if there was any other way for the issue to be addressed but has been tabled until now due to the length of agendas. The Borough Manager also conducted a survey of approximately 6 other municipalities and the results were:

* Require the same process where they apply to the Zoning Hearing Board where the hours of operation, use, etc, items can be documented.

* Require that the property owner obtain written permission for off-street parking from an adjoining property within a reasonable distance (200-500 feet) such as a church that wouldn't be utilizing the parking during the week. However, the other municipalities restricted utilizing parking within a residential zone, which applies to all of our churches.

The Borough Manager also reported that she did not hear back from Lancaster City regarding how they address this issue.

The Borough Manager and Mike Sollenberger elaborated that the issue of providing public parking and restrooms in the square was also discussed, but the Bank owns most of the open parking area near the Square. This item was also discussed during the Heritage Tourism discussions, which the Borough Manager stated we are going to be a pilot project when they are ready to proceed.

The option of off-street parking at another location was discussed and considering the limitations of the zoning and availability that this would probably not be the solution.

Brian Groff made a motion, seconded by Joe Orndorff and passed unanimously to recommend that the off-street parking requirements Section 310 remain as printed.

OTHER BUSINESS: Joe Orndorff reported that the next Regional Joint Comprehensive Steering Committee meeting will be held at the Strasburg Borough Office on January 17th at 7:30 P.M. to continue the review of the Comprehensive Plan.

Brian Groff stated that this will be his last Planning Commission meeting because he will be moving out of the Borough to Paradise Township in a couple of months. Joe Orndorff stated that it is Paradise Township's gain and Strasburg Borough's loss and thanked Brian for his service on the Planning Commission.

Joe Orndorff made a motion to accept Brian Groff's resignation with regret, seconded by Ken Johnson and passed unanimously.

CITIZEN COMMENTS: May Gaynor stated that she and some other residents of the Borough attended the Lancaster County Planning Commission review for Trails at Strasburg Lot 7 and that she has copies of the review that was done. She stated that they were surprised at the lack of information on the plans and voiced their concerns to the Planning Commission and they stated that they can only make a recommendation based on the information provided to them, and they did recommend approval. She also stated that the members of the Lancaster County Planning Commission were concerned and surprised when they were advised that the one property was a historic property and the environmental features. She further related that a letter to the Lancaster County Planning Commission stating their concern was presented to them on December 27, 2005, which is available for the office to make copies. May Gaynor also expressed concern regarding the approved Trails at Strasburg Development and the Borough Manager stated that the Conservation District, DEP, Borough Staff and the Borough Engineer inspect the development regularly.

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

Respectfully submitted,

Lisa M. Boyd
Borough Manager

**STRASBURG BOROUGH PLANNING COMMISSION
MINUTES
MARCH 6, 2006**

Members Present: Sollenberger Orndorff Johnson Marshall Dresser

Others Present:

Lisa M. Boyd, Borough Manager	Tom Clarke
Christine D. Drennen, Admin. Asst.	LaJune Ranck
Bill Swiernik, David Miller Assoc.	Diane Potts
Stephen Smoker, S.E. Smoker, Inc.	Lee Potts
Don Hess, Gibbel, Kraybill & Hess	Beth Johnson
Keith Miller, RGS Associates	May Gaynor
Mark Stivers, LCPC	Dale Kaufman
Mark Magrecki, Steckbeck Engineering	Jeff Stoltzfus
Stephen VanOrmer	Mary Ellen Weaver
R. Kenneth Weaver	Ann Lainhoff
Ralph Lockard	Andrew McGuire
Barbara Denlinger	Josh Weaver
Dan Bailey	Larry Shurr
Harriet Miller	Grace Stirba
Pauline Shurr	Elsie Mae Pine
Penny D'Alessandro	Tim Smedick
Tony D'Alessandro	

CALL TO ORDER AND PLEDGE TO THE FLAG: Chairman Mike Sollenberger called the meeting to order at 7:00 P.M., followed by the pledge to the flag. Mike Sollenberger stated that public comment would be limited to 3 minutes due to the extensive agenda. He also stated that today Keystone Custom Homes withdrew Lot 7 and Charter Homes withdrew Strasburg Commons from the agenda but that public comment will be allowed and the applicants will be taking notes.

Mike Sollenberger introduced the newest member, Mary Dresser.

CITIZEN COMMENTS: May Gaynor stated that she is concerned with environmental and historical aspects and highlighted some booklets she obtained from the Center for Local Government Services and the Models for Better Development in PA book. She also stated that she provided information which is available for residents to take home about water resources.

MINUTES OF FEBRUARY 6, 2006: Ken Johnson made a motion to approve the minutes of February 6, 2006 as printed, seconded by Joe Orndorff and passed unanimously.

TRAILS AT STRASBURG LOT #7 PRELIMINARY PLAN REVIEW: As previously stated, today the applicant requested that this item be tabled but public comment would be taken. Mike Sollenberger stated that a response to Bill Crosswell's comment letter, especially the zoning district question, is needed, and asked the applicant to provide a response prior to the next meeting.

Mary Dresser questioned the turning area for Lot 7A, easement for the infiltration bed, buyer disclosure on additions, slope on the shared driveway and if the Historical Features section of the Subdivision and Land Development Ordinance had been considered by the Solicitor.

Tim Smedick, President of the Historic Preservation Trust of Lancaster County provided a picture of the lot proposed for subdivision and restated their position against the subdivision as outlined in their letter dated January 11, 2006. He also stated that Smart Growth has concerns that this development is being taken to an extreme level and that it goes against smart growth principles.

Steve VanOrmer, HARB Chairman, stated that the Board has concerns regarding this subdivision and feels that the historic farmstead would be affected. Dale Kaufman, also a HARB member, stated that the Historic District Ordinance regulates the erection of new buildings and that the erection of a building in this location will affect the historic nature of the Historic District.

Penny D'Alessandro expressed her concern that this is the second month in a row that the applicant has withdrawn their application from the agenda at the last minute. Mike Sollenberger stated that we need to keep in mind that the developer does have the right to withdraw their application.

May Gaynor stated that Keystone uses the selling point of the "quaint historic town of Strasburg" but is destroying what they advertising by pursuing this subdivision and also shows a lack of respect to the other people who live and own homes in the Historic District.

Ken Johnson asked about stormwater and Keith Miller stated that they are proposing the stormwater to be fully contained underground and this will provide a lesser impact after the development than what already exists.

Mary Dresser asked at the water line location, noting that the current atypical zig zag alignment was to preserve the existing trees on the lot and this subdivision application is for another non-straight alignment which will require removal of the trees. Keith Miller stated that their original plan was to limit the impact on the trees and that the alignment will be reviewed by the Authority on March 22nd. Larry Shurr asked why the developer decided to subdivide this property after their original intention to leave it as it was and Keith Miller stated that it was his client's interest in developing the property to its fullest potential.

Tony D'Alessandro questioned the barn's setback to the subdivision line and the ability to access the barn on that side.

Pauline Shurr reiterated the discussion with the Borough Solicitor at the December 13, 2005 Borough Council meeting where the Solicitor stated that you have to consider the property as a "bundle" and not the individual "sticks".

DECKMAN/TRAILS AT STRASBURG PHASE II PRELIMINARY PLAN REVIEW:

Keith Miller of RGS Associates, stated that the plan was reviewed last month but that the plan is to extend Sunset Avenue to connect with Candle Lane and create a parent tract and 6 building lots. He stated that the Conservation District approval is being held pending the Erosion and

Sediment issues and that most of the outstanding items are administrative issues. The plan has been revised to add screening behind Lot 4, as requested by the Tree Committee. Mr. Miller also reported that the large trees were inventoried with the large trees in the wetland to be undisturbed. He also explained that the DEP permit is a multi-level general permit and that the Army Corps of Engineers jurisdictional determination of the wetlands has been scheduled.

Mary Dresser asked several questions regarding easements and the concerns will be addressed in plan notes or conditions.

Mark Campbell of HRG, Inc. agreed that they did review the plans as directed by the Borough and that the remaining items are administrative or already being discussed between the applicant and Solicitor. When questioned about stormwater recharge, Keith Miller stated that the infiltration bed between Lots 1 and 2 was reviewed and realized that there is not much benefit and the drainage patterns were reworked, eliminated Bed 1 and enlarged the basin and reworked the swale. Mark Campbell agreed that the stormwater calculations were rechecked and all stormwater requirements are met.

Mark Stivers of the Lancaster County Planning Commission was asked his opinion and stated that the plan does meet the requirements but is concerned with the basin making the backyards of Lots 1 and 2 unusable. He said that he would rather see connecting to Phase I's stormwater basin but can't force it to happen.

Jim Kiscaden asked about the springs behind 308 Miller Street and Keith Miller stated that either none or minimal disturbance is planned in that area and that the water currently feeds directly into the channel. Jim Kiscaden also asked if the developer researched why the area was not developed in the past, stating that prior developers determined it was too wet.

May Gaynor reminded the members that several citizens spoke at the last Planning Commission meeting about the extreme wetness in the area of the proposed development. She also asked about the responsibility to maintain the water channels. Keith Miller stated that the owners of Lots 3 and 4 are responsible to maintain the water channels and that the Conservation District and DEP determine what can be done to keep it in proper condition and not blocking and it is the responsibility of the Borough or DEP to ensure that they are kept in proper condition. May Gaynor also asked that the fishpond be redesignated as a springfed pond. She also stated that this development is disturbing the watershed and that Keystone Custom Homes is setting a terrible example of being good stewards of the land. Also discussed was the tree screening along the entire southern boundary of the property, not just at Lot 4.

Drew McGuire stated that he feels making Sunset Avenue a through street is degrading their neighborhood and will increase the traffic without consideration to the existing property owners.

Additional traffic was discussed and Mr. McGuire stated that he felt that this would become a shortcut. May Gaynor stated that she felt that residents of Olde Towne would utilize the roadway if it were extended as well as others traveling to Strasburg Pike. Mike Sollenberger stated that he believes most of the through traffic will use Candle Lane because it has less stop signs and easier to get onto Miller Street than Clearview Drive.

Dale Kaufman stated that he felt the main concern should be the wetland areas and that the traffic flow connection will be a betterment and are healthy for a community.

Penny D'Alessandro stated that she felt that Phase I and Phase II are creating undesirable lots in light of the added responsibility on the homeowners to maintain the stormwater facilities and that potential buyers may not realize the future problems or responsibility.

Mike Sollenberger stated that the developer is required to meet the existing Ordinances and that any changes to the ordinances would affect future developments. He also stated that our Stormwater Management Ordinance requires for the stormwater to be controlled on-site.

Jim Kiscaden asked if a cul-de-sac street off of Candle Lane instead of connecting to Sunset Avenue were considered. Keith Miller replied that this option was not considered and that their desire was to connect the streets following the Official Map.

Mike Sollenberger spoke in favor of the connectivity of the streets and that this plan provides for 2 ways in and out of both developments and improves emergency access and that he feels that most of the traffic on the through street will be the residents of Sunset Avenue.

May Gaynor stated that she was upset that the possibility of connecting Susan Avenue was still being discussed and that the Borough does not appreciate the value of the wetlands and added that the Borough has an obligation to the current and future citizens to protect the health, safety and welfare and to prevent problems that water can cause such as a breeding ground for mosquitoes and mold.

Joe Orndorff stated that he was disappointed that the applicant did not have a plan showing the changes they explained such as the screening along Lot 4.

Mary Dresser asked if test borings were completed in this area. Keith Miller stated that a full geotechnical study was completed for this area and provided a copy to the Manager.

Ken Johnson made a motion to recommend conditional approval of the Trails at Strasburg Phase 2 Subdivision with the addition of the 35 conditions outlined by the Borough Solicitor, modify proposed Condition #15 to include easement plan, infiltration beds and wetland information and the addition of the following five conditions:

1. Require developer to repair the sinkholes that exist on the site.
2. Satisfy all of the outstanding comments identified by the Borough Engineer and Borough Solicitor.
3. Sump pump information and notify potential owner that they are not allowed to connect to the sanitary sewer system.
4. Provide documentation on how to properly maintain delineated wetlands to be provided to buyers.

Joe Orndorff seconded the motion. Members Johnson, Orndorff, Sollenberger and Marshall voted for the motion. Member Dresser voted against the motion. Motion carried.

Joe Orndorff reminded all in attendance of the public meeting to review the Joint Comprehensive Plan that is scheduled for Tuesday, March 21, 2006 at 7:00 P.M. at the Netherlands Inn & Spa.

STRASBURG BUSINESS GROUP PRELIMINARY PLAN REVIEW: Don Hess of Gibbel, Kraybill & Hess and Bill Swiernik of David Miller Associates were present to review the Strasburg Business Group preliminary plan for Stephen Smoker. They explained that this is primarily a subdivision plan and a small portion is land development. They also explained that a new plan was filed in January of this year and that they are hoping for Conditional approval and feel that the outstanding issues are Solicitor issues. Mr. Swiernik reviewed the plan in detail, explaining the stormwater controls, access and stated that it allows for the potential realignment of Route 896.

The following items were discussed:

- * Access “A” - allows for 3 lanes (1 in, 2 out) but until the improvements across from Access “A” are completed, only 1 out is needed. Applicant agreed to show the line striping for 2 lanes on the plan.

- * Uses - they are labeled as undefined commercial use and that the worst case use was used to calculate traffic and parking.

- * Location of the entry into the new building, can it be redefined so that traffic coming in doesn’t travel too far in (going into the parking lot) when they actually want to go to the pharmacy. Mr. Swiernik agreed that additional signage could be added.

- * Lot 4 traffic flow to Access “A” if it is a high traffic volume use, applicant stated that they would evaluate the use to make sure that supplemental changes were not needed for the geometry.

- * Location of Building 400, is it changeable to move closer to Historic Drive to allow for a better alignment at the intersection? Mr. Swiernik stated that the building could be moved 8-10 feet.

- * Lot coverage (the current plan shows 58%) - Mr. Swiernik stated that 60% coverage is allowed but the calculations do not consider the additional impervious surface for Access “B” nor the ground that will be gained with the realignment of Route 896 when the Bypass is completed. Mr. Swiernik agreed to provide lot coverage calculations for both options if the Route 896 Relocation goes through and without.

- * Street tree planting timeframe - Mr. Swiernik and Mr. Smoker stated that money is being held in escrow for the trees and that they are waiting until the realignment of Route 896 so they don’t have to plant trees and then remove them during the realignment.

- * Hydrants – an additional hydrant was added and the Strasburg Fire Company has approved the plan.

- * Existing sidewalks on Historic Drive – Mr. Swiernik stated that their location will move about 40’ and a new sidewalk will be installed.

- * Planting plan – the interior planting plan and typical for road improvements – the applicant agreed to provide for both options if the Route 896 Relocation is completed and if it is not.

* Utility easements – the applicant agreed to detail on the plan.

* Architecturals & uses – The only architectural they have is for Building 500 and the uses will probably be multiple uses.

* Sidewalks within the development – since the adjacent community promotes walking, Mary Dresser asked if additional sidewalks could be added. Mr. Swiernik showed a sidewalk plan that is not shown on the submitted plans. An additional sidewalk was suggested to connect to the residential development to the Southeast. The applicant also stated that they are proposing to extend the existing walkway but need to balance landscaping with walkways and a sidewalk along one side of Access “A” is proposed. Zebra striping safe walkways across parking areas was also suggested and agreed upon by the applicant.

Mary Dresser stated that she would like the same computation used for the landscape strip and number of required trees. She also asked about the landscape strip along the access drive and the southern right of the development. Mr. Swiernik stated that the southern right planting was based on a previously approved plan and agreed to locate prior minutes to verify. He also explained that the plan provides for the utilities to cross the greenspace to allow for larger screening along the property. Mark Stivers stated that if the function of the easement is not affected, plantings can still be done in an easement.

Mark Campbell of HRG, Inc. reviewed both of their comment letters dated February 23, 2006, specifically noting the queue length and traffic. Mr. Swiernik stated that their plans show added stop signs and the queue length extends into the development and stated that the traffic problem will not create a problem for the flow of traffic on Historic Drive, that it would be a nuisance for the businesses within the development. The engineering comment letter regarding traffic was reviewed and the applicant stated that they did not receive the comments. The Manager indicated that they were previously faxed. The applicant agreed to address the comments and provide a written response.

Don Hess began reviewing the Solicitor’s comments in detail and agreed to work with the Solicitor and to provide a written response.

Following this agenda item, at 9:55 P.M. Mike Sollenberger stated that the meeting would briefly adjourn for a break and reconvene at 10:00 P.M.

STRASBURG COMMONS PRELIMINARY PLAN REVIEW: At 10:00 P.M., Chairman Sollenberger reconvened the meeting. Frank Gerhardt explained that they were preparing responses to the comments raised by the Engineer and Solicitor and will be submitting revised plans for the April 3rd meeting. As previously stated this item was withdrawn from this agenda but public comment would be allowed.

Jim Kiscaden asked if the applicant had considered sprinklers, as discussed at the Conditional Use hearing. He noted that his research has revealed that the estimated installation cost is about 1% of building costs (\$1 to \$1.50/sq ft). Mr. Gerhardt stated that they have been researching the issue and will address it including installation costs/reduction of insurance costs and maintenance costs. He stated that they have found that consumers are not usually willing to pay for

sprinklers, even though it is as safety feature. They have also found that only 200 sprinklered residential communities exist in the US (half of which are in California).

Penny D'Alessandro stated that she visited another one of Charter's communities, Viranda, and wished that the development they are proposing here could have the additional open space and less density that Viranda has. Mr. Gerhardt replied that the size of the tract at Viranda was much larger and agreed to research West Hempfield's zoning to explain. She also stated that she would like Charter Homes to investigate moving the garage closer to the house to increase the driveway size.

May Gaynor stated that Sunday's newspaper highlighted 55 plus communities and discussed club houses, which Strasburg Commons does not include. Mr. Gerhardt stated that Strasburg Commons is being infilled within Strasburg Borough and desire to utilize the existing facilities in town and to also make this development a part of the larger community.

STRASBURG ELEMENTARY SCHOOL PARKING LOT PRELIMINARY PLAN

REVIEW: Mark Magrecki of Steckbeck Engineering was present to explain their proposed plan for a parking lot at the Strasburg Elementary School and to receive input. He explained that the plan provides for 40 spaces of off-street parking and is being done to eliminate congestion on Franklin Street for parking for faculty & staff and is available at off-school times for parking for the baseball fields. He further stated that the school is being repaired but is not expanding the student capacity. The potential waivers were discussed, outlining that the request to combine preliminary/final may be to allow for the improvement to take place over the summer. Screening from properties along Franklin Street was suggested and a lighting plan will be provided. Mary Dresser suggested that landscaping be provided in other locations in considering the waiver request for interior landscaping. Mary Dresser also suggested coordinating with the school for wetland education opportunities at the basin.

JOINT COMPREHENSIVE PLAN UPDATE – REVIEW OF PLAN: Mark Stivers of the Lancaster County Planning Commission reviewed the steps that have taken place during the course of the update to the existing plan. He explained that the official public Planning Commission meeting is scheduled jointly with Strasburg Township for March 21 at 7:00 P.M. at the Netherlands Inn & Spa and that how to proceed will be decided at that meeting based on the concerns raised. He reviewed the plan's goals and objectives in detail and highlighted the implementation chapter.

Penny D'Alessandro stated that she was concerned with the Joint Municipal Authority and that granting of capacity should be controlled on a case by case basis and was also concerned with the sewer service to Refton. Mark Stivers stated that the connection of sewer to Refton does not involve the Borough sewer system.

Jim Kiscaden stated that historically Strasburg Township has not wanted to participate in the sewer system because it would open up development but is pleased with the planners to identify the concept. He further relayed the concerns the Authority has had with the capital expenses passed on from the City of Lancaster and Suburban Lancaster Sewer Authority but that the Authority would not have sufficient time to make other sewer arrangements with considering the 5 year timing listed in the Comprehensive Plan. He also expressed his concern that in the past

Strasburg Township has accused the Borough of stealing the Township's water. Mike Sollenberger stated that we need to give and taken and that service areas through the 537 Plan will need to be established to control development in Strasburg Township, but that the Township would need representation on the Authority.

May Gaynor commented that a lot of issues need to be worked out and concerned with the joint Authority and Mark Stivers commented that the plan is only a recommendation.

Penny D'Alessandro expressed her concern with the Heritage Corridor Study and tourism industries. Mark Stivers responded that the plan restricts tourism industries to a designated corridor and does not encourage them and the purpose is to prevent them from being placed all over the Borough and Township and stated that asked if she could provide better wording to achieve the same goal, it would be considered.

OTHER BUSINESS: Joe Orndorff asked that presenters be asked to use the upper arms on the easel to make it easier to see what they are explaining.

Joe Orndorff suggested that changing the subdivision ordinance to require the submission date 21 days prior to the meeting.

CITIZEN COMMENTS: None.

ADJOURNMENT: Bob Marshall made a motion to adjourn the meeting at 11:05 P.M., seconded by Joe Orndorff and passed unanimously.

Respectfully submitted,

Lisa M. Boyd
Borough Manager

**STRASBURG BOROUGH PLANNING COMMISSION
MINUTES
APRIL 3, 2006**

Members Present: Sollenberger Orndorff Johnson Marshall Dresser

Others Present:

Lisa M. Boyd, Borough Manager	Lee Potts
Mark Stivers, LCPC	Jim Strupe, Alpha
Mark Campbell, HRG Inc.	Mike Aitken
Bill Crosswell, Solicitor	May Gaynor
Frank Gerhardt, Charter Homes	Rob Bowman, Charter Homes
Penny D'Alessandro	Tony D'Alessandro
Mark Stanley, Hartman, Underhill & Brubaker	

CALL TO ORDER AND PLEDGE TO THE FLAG: Chairman Mike Sollenberger called the meeting to order at 7:00 P.M., followed by the pledge to the flag. He announced that the meeting is being audiotaped for the preparation of the minutes.

CITIZEN COMMENTS: None.

MINUTES OF MARCH 6, 2006: Joe Orndorff made a motion to approve the minutes of March 6, 2006 as printed, seconded by Ken Johnson and passed unanimously.

STRASBURG COMMONS PRELIMINARY PLAN AND WAIVER REQUESTS: Rob Bowman, President of Charter Homes, was present to review the history of the project noting that this plan is consistent to what was presented during the Conditional Use application.

Mark Campbell of HRG, Inc. reviewed his second review comment letter and outstanding items from his letter dated March 28, 2006 and Bill Crosswell reviewed his comment dated March 3, 2006, and stated that the applicant is agreeable to the proposed conditions.

The following outstanding items were discussed in detail:

Second access point: Rob Bowman stated that emergency access through Kinder Lane is proposed and they continue to pursue an agreement with Netherlands Inn for a second means of access to Historic Drive. Specific concerns including the need to review the grading plan and specified path to be defined after an agreement is obtained were expressed by the members.

Stormwater: Jim Strupe reviewed the stormwater plan as shown on the plans stating that the calculations are based on the maximum amount of coverage for the homes with the connections to the garages. Following discussion, it was the consensus that the applicant is currently conducting the soil and percolation tests and will be submitting the final groundwater recharge and design data. Mark Campbell also stated that the stormwater controls need to be designed to accommodate the on-site and off-site 50 year storm flows which the applicant agreed to address. Mary Dresser also asked and Mr. Strupe agreed to provide the details of how the retaining walls will handle the water. Mark Campbell also stated that the plans need to indicate how the 100 year storm will be addressed and the applicant's engineer will contact Mr. Campbell

to review other stormwater concerns. Mary Dresser questioned the swale to the rear of North Decatur Street and was concerned with the overlap of the use and the effects on the landscaping that is also proposed for that area and its effects on other properties. Mr. Strupe stated that they do not believe the swale will actually be handling any water but is a design consideration to address the off-site water which has to be addressed by a swale and cannot use the street. Based on a question from Mike Sollenberger, Rob Bowman granted permission to the members to walk the property for a visual inspection. Mike Sollenberger asked if they were coordinating with the adjoining developer, Stephen Smoker, regarding stormwater. Jim Strupe indicated that their pond discharges directly into Mr. Smoker's pond and Rob Bowman clarified that the adjoining property will be actually receiving the same amount or less water after the development than currently undeveloped.

Sidewalks & Crosswalks – Rob Bowman stated that if the Borough is in agreement with the Engineer, they will make the modifications as requested. Mary Dresser asked about connecting the sidewalks between Phase 1 and Phase 2 and Rob Bowman indicated that they would provide some sidewalk and crosswalk modifications to address the concerns. Mark Stivers also asked that the crosswalks be clearly defined at all intersections to promote walkability of the site.

Grading – Mary Dresser asked if the grading plan could be modified to protect the Walnut Tree because of its size and it is the only tree they are proposing to save. She asked that they provide a detail that shows some construction fencing around the dripline and modify the grading plan. It was noted that a detailed plan is stated on Page 3 of 30 and that the fencing is essential.

Sample House Plans – Mary Dresser asked if the sample house plans were submitted and Mr. Bowman stated that some were submitted as part of the Conditional Use and that they are currently reviewing and detailing to be submitted.

Price Range – Mary Dresser asked if they had determined a price range and Mr. Bowman stated that they are currently waiting on receiving contractors' bids to determine the sales price because costs have risen and continue to rise over the last several months. He also indicated that they did not plan on any special accommodations for affordability.

Lot Coverage – Rob Bowman stated that they are calculating the impervious area to be from the front line all the way to the rear garage line so any improvements within that box are already calculated as impervious.

Declaration Plat and Memorandum of Understanding of Approval – Rob Bowman stated that these are typically the last plan notes to be addressed and are Final Plan approval comments.

Handicapped Parking – Mark Stivers also stated that the handicapped parking spaces for visitors need to be identified and enlarged. Rob Bowman stated that they are not opposed to including handicapped parking spaces but would be difficult to determine where they should be located to best accommodate specific needs of visitors and suggests that residents apply as the specific needs arise. It was stated that if handicapped parking was needed for a resident, it would be in their own driveway or garage. Bill Crosswell asked that provisions be provided in the

Homeowners' Association documents to allow for a permit process while the streets are private until the Borough accepts the streets at which time the application would then go to the Borough. Rob Bowman also agreed to designate some of the off-street parking if required.

Mark Stivers of the Lancaster County Planning Commission provided the following comments:

- * Notes 18 and 29 refer to pages from the Conditional Use plan and should be clarified to avoid confusion.

- * Consistent looking intersection lighting on Route 896

- * Applicant will verify what walkways are planned connecting to Route 896.

- * Some parking spaces may need to be removed from the area of the snow removal sites and be verified that they are in the best locations.

- * The Borough should verify that all final plan comments have been addressed when the plan gets to that stage.

- * The parking spaces are 20 feet long which was approved during the Conditional Use.

Bill Crosswell discussed responses from Alpha Engineers:

- * A public use easement or right for the public to use is needed for the green that will be owned by the HOA possibly in a plan note.

- * Correct reference to the condominium (it is a planned community) and outline what is owned by the HOA and what is owned by the unit owners.

- * If the developer is seeking a credit for the Park and Recreation fee for the open areas, the areas need to be clarified and designated if open for public use or for HOA owner use.

- * Clear description of easement access and Team Netherlands and S.E. Smoker to sign off on plan for access. An easement agreement is needed to clearly define Strasburg Commons access to Historic Drive.

- * Discussions should begin to establish the fee in lieu of Park and Recreation.

Mary Dresser reported on behalf of the Tree Committee, in addition to some of the items already discussed, asked for a cross section detail planting area in the area of the retaining walls to be provided. She also stated that overall the Tree Committee was pleased with the variety and number of trees proposed and the canopy that they will provide.

Access "B" – Following an extensive discussion regarding traffic flow concerns, plans between Mr. Smoker and Charter Homes showing the same connection to Driveway "B", verification of traffic counts and concerns about adequate queue lengths, Mark Campbell stated that the Borough's Engineer will compile a letter outlining the outstanding access drive issues to be addressed.

Screening – Mary Dresser asked if Charter Homes was planning on installing any visual screening between their project and Strasburg Business Place. Mr. Bowman stated that they do intend to provide some landscaping, but not significant landscaping because the garages of the homes face that area. Also discussed was the cost sharing between the three parties and the existing agreements.

OTHER BUSINESS: None.

CITIZEN COMMENTS: Penny D'Alessandro asked about the possible future improvements to the open space and Mr. Bowman stated that they are still considering their options such as a gazebo, etc. She also asked about the screening on the South Side and the two 4' high retaining walls and the terrace. Mr. Bowman stated that he intends to submit the cross section showing the planting detail as requested. Penny D'Alessandro also stated that she knows they found rock during test borings and asked how the historic homes would be protected from the blasting. Mr. Bowman stated that the blaster has a state license and is required to notify residents within a certain distance and can provide them with a seismograph to measure any impacts that happen. In addition, Mr. Bowman stated that the blasters are required to carry insurance to address any issue that may develop.

Tony D'Alessandro asked if there is an 8' drop to some of the homes and Mr. Bowman stated that they are intending to break the drop into the two 4' retaining walls previously discussed and will show in the cross section the plan at the top of the wall as well as put a cable inside the plantings to provide fall protection. Penny D'Alessandro asked what the wall would be faced with and Mr. Bowman stated that his expectation is to use the stone that was blasted out of the ground similar to Millcreek.

May Gaynor asked about the roads and asked the engineer to verify that the right-of-way does not encroach onto neighboring properties. Mr. Campbell stated that they stay within their property lines with the exception of the access points to Historic Drive. May Gaynor stated that Keystone Custom Homes did not notify neighboring properties of blasting nor did they ask if a neighboring property would like to use a seismograph. She asked if there was anything the Borough could do because it appears they did not follow the proper procedures. Bill Crosswell advised her that individual property owners have rights and could contact the State or Bureau of Mining to see if proper procedures were followed.

Lee Potts asked if the emergency services were consulted to verify they were satisfied with the interim access and Mr. Bowman stated that they had been contacted prior and will verify that they are satisfied with the interim access.

Mary Dresser asked if additional landscape planting plans could be submitted for review and Mr. Bowman agreed to follow up on this.

Rob Bowman asked if they could take the comments provided tonight, provide answers, and considering that the plan has already been through Conditional Use approval to consider allowing a combined Preliminary/Final Plan (Final Plan for only Phase 1) since no substantial changes are proposed to have one set of complete discussions instead of breaking them into separate plans. Mike Sollenberger stated that there are several new members and that all of the issues need to be addressed. Mr. Bowman agreed to provide an extension of time for consideration of the plan until July 11, 2006.

Joe Orndorff made a motion, seconded by Bob Marshall and passed unanimously to require applicants to display a large plan on an easel so the citizens can see/review the project and when possible, use the upper level arms on the easel for better visibility.

Mark Stivers stated that a joint meeting of the Strasburg Borough and Township Planning Commissions was held on March 21, 2006 to review the Comprehensive Plan and at that meeting, it was recommended that the plan be forwarded with some minor changes be forwarded to the official 45 day review and for adoption by each municipality.

May Gaynor asked about the sidewalk and the little bridge in the Keystone Custom Homes development. The Borough Manager stated that there are no improvements required per the approved plan but she and the Public Works Director have been and will continue to inspect to insure that no damage to affect safety is done during construction. Mrs. Gaynor also stated that the sidewalk at Tom Pontz's property and little bridge should have been repaired or upgraded as part of the project. The Borough Manager stated that the developer will be replacing the fence.

ADJOURNMENT: Joe Orndorff made a motion to adjourn the meeting at ## P.M., seconded by Mary Dresser and passed unanimously.

Respectfully submitted,

Lisa M. Boyd
Borough Manager

**STRASBURG BOROUGH PLANNING COMMISSION
MINUTES
MAY 8, 2006**

Members Present: Mike Sollenberger Joe Orndorff
 Bob Marshall Mary Dresser

Others Present:

Lisa M. Boyd, Borough Manager	Lee Potts
Christine Drennen, Administrative Assistant	Bruce L. Ryder
Mark Campbell, HRG, Inc.	Marc Kaplin, Kaplin Stewart
Keith Miller, RGS Associates	Doug Plank, ELA Group
Stacey Morgan, Hartman Underhill & Brubaker	Carol Hunt
Frank Gerhardt, Charter Homes	May Gaynor
Jim Strupe, Alpha Engineers	Nancy Harper
Doug Plank, ELA Group	Jim Johnson
Stephen Smoker, SE Smoker Inc	Charles Book
Bill Swiernik, David Miller/Associates	Tom Lainhoff
Chris Linkey, Lewis & Associates	Tom Pontz
Mark Magrecki, Steckbeck Engineering	Steve VanOrmer
Robert Frick, L-S School District	Pauline Shurr
Steve Roth, Keysone Custom Homes	Penny D'Alessandro
Ryan Brubaker, Keystone Custom Homes	Beth Johnson
Michael Aiken, Morgan, Hallgren, Crosswell & Kane	

CALL TO ORDER AND PLEDGE TO THE FLAG: Chairman Mike Sollenberger called the meeting to order at 7:00 P.M., followed by the pledge to the flag. He announced that the meeting is being audiotaped for the preparation of the minutes.

CITIZEN COMMENTS: None.

MINUTES OF APRIL 3, 2006: The minutes of April 3, 2006 were tabled.

TRAFFIC FLOW DISCUSSION – HISTORIC DRIVE AREA: Mark Campbell of HRG, Inc., the Borough's Engineer, was present to review their comment letter regarding the traffic flow on Historic drive. He stated that to date, both Charter Homes and Stephen Smoker's projects have complied with the requests and the traffic data has been reviewed by the Engineer and found to be in compliance. In addition, he stated that the traffic counts for both projects are either less intense or equal to their original study because they were calculated on a worst case projection. Mr. Campbell cautioned that future projects traffic will need to be monitored and validated.

Mayor Ryder provided an update on the right-sizing for the Route 896 Relocation Project. He stated that approximately \$500,000 savings for PennDOT is estimated. However, the additional engineering costs are approximately \$100,000 and he has requested reimbursement from PennDOT. He also reported that the right-of-way work is proceeding.

Mike Sollenberger questioned the queue lengths for Driveways A and B. Mark Campbell stated that for Driveway A, he reviewed the traffic count data and feels satisfied that the queue length is not a concern and does not cross over the intersection. For Driveway B, Mr. Campbell stated that at this point it will be stop-sign controlled and Mr. Smoker will show the connection as shown on the Traffic Impact Study. Mary Dresser expressed her concern that traffic would use Driveway B as a cut through and concerns regarding traffic backing out of the parking lot onto the roadway. Mr. Smoker stated that he intends to make it difficult for this path to be used as a cut-through.

Carol Hunt questioned why the traffic study counts were done in January. Mr. Plank stated that the most recent counts were done on March 16th and were required to respond to the requests from the Engineer and were increased and still reveal level growth. Mr. Smoker reminded that the traffic data he provided is for his development only.

STRASBURG BUSINESS PLACE PRELIMINARY PLAN REVIEW: Stephen Smoker of S.E. Smoker Inc., Bill Swiernik of David Miller Associates and Doug Plank were present and explained that the application is the same as previously discussed and addresses HRG, LCPC and other comments. The remaining items which need addressed are the swale with Strasburg Commons and the connection to Historic Drive at Driveway B which Mr. Smoker has agreed to include. In response to a question about lot coverage, Mr. Swiernik stated that the project complies as it is now but will only exceed the lot coverage (61%) if the access drive for Strasburg Commons is included. Their intension to meet the requirement by a land swap with Strasburg Commons and a plan shown and will be part of the submission from Strasburg Commons.

The following items were discussed:

- * The stormwater at the West will be coordinated with Strasburg Commons.
- * The existing path behind Garden Spot Bowl will be reconstructed.
- * The landscape plans will be part of the other land development plans that will be submitted.
- * Lot 8 was reconfigured to show the access out of the queue length but could be reconfigured more to share the driveway or could combine lots depending on future buyer.
- * David Miller/Associates is completing the legal descriptions and sketches of the individual easements that are affected (each lot has its own easement description).

It was the consensus to add the following items as conditions:

1. Construction of this drive connected the Relocation of Route 896 or at such time as the Route 896 Relcoation should not occur, the provisions in the Developer's Agreement are followed.
2. Concrete sidewalk along Historic Drive be relocated in concert with the road improvement project.
3. Plan notes ironed out between Borough Solicitor as set forth in letter dated May 8, 2006 from Attorney Hess' office.
4. Drive "B" connection to be shown on the plan.
5. Such other conditions as deemed appropriate by the Borough Solicitor and Borough Engineer.
6. Reference land swap because of lot coverage issue.

Joe Orndorff made a motion, seconded by Bob Marshall and passed unanimously to grant conditional approval for the Strasburg Business Place plan subject to any plan notes and conditions as established by the Borough Solicitor and Engineer including the 6 additional conditions as outlined.

STRASBURG COMMONS PRELIMINARY PLAN REVIEW : Frank Gerhardt from Charter Homes was present and reviewed the comments from the Borough Engineer and Solicitor. He also reviewed the information provided regarding sprinklers. Mark Campbell reviewed the Engineer's comment letters. The following items were discussed:

- * Temporary second access for Phase 1 will be through an access agreement with Netherlands Inn and at the signing stage, it will be a rough paved BCBC road the day homeowners move in for access.
- * The retaining wall was explained and the applicant agreed to work with the Tree Committee and neighbors for inclusion of specific tree types.
- * Grading for the connection into the parking lot to be discussed with Netherlands Inn & Spa but that is well into Phase II.
- * The snow easement will be removed from the swale creating a shorter snow easement.
- * The depth of the water in the swale will be provided.
- * Applicant will respond to swale vs. basin comment.

Dale Kaufman stated that he is concerned with the social impact because not providing for a variety of incomes. Frank Gerhardt stated that the project provides for different home sizes ranging from 1300 square feet to 2600 square feet and options can vary cost to provide some more affordable.

May Gaynor asked if a copy of the developer's agreement could be provided to highlight the sections referred to. She also expressed her concern regarding the extreme density noting that Charter Homes usually prides themselves in providing open space and walking trails and asked about the fee-in-lieu of parks and recreation.

Carol Hunt asked about a response that the developer didn't have enough room to include sidewalks and landscaping. She also recommended the Borough hire a professional development counselor to protect the Borough because we don't have a lot of experience in dealing with a large development such as this project. Mr. Gerhardt responded that sidewalks are in front of all homes and the only location without sidewalks is the perimeter.

Mary Dresser reviewed the concerns of the Tree Committee and Mr. Gerhardt stated that the tree fence will stay until the construction of the Park is completed and no material will be within the dripline because the fence will be there. Mr. Gerhardt also agreed to work with adjoining property owners regarding perimeter landscaping.

Bob Marshall made a motion to recommend to Borough Council to waive the Traffic Impact Report requirement Section 402.05.14 for the Strasburg Commons plan referencing Conditional Use Notes 31 - 34, seconded by Mary Dresser and passed unanimously.

Joe Orndorff made a motion to recommend to Borough Council to waive Sections 604.1 and 604.8 of the Subdivision/Land Development Ordinance regarding sidewalks as recommended by the Borough Engineer, seconded by Bob Marshall and passed unanimously.

Mary Dresser made a motion recommend to Borough Council to waive section 446.14.1 of the Subdivision/Land Development Ordinance regarding cartway center line as recommended by the Borough Engineer, seconded by Joe Orndorff and passed unanimously.

The following conditions were discussed:

1. Reference clear sight triangle.
2. Agreements to be completed between the Borough Authority and Developer.
3. Homeowners' Association documents to be finalized and executed.
- 4a. Agreement between Smoker and Charter for Drive B to be completed.
- 4b. Charter plan dated April 17, 2006 be revised to depict the land swap.
5. Borough and Charter to negotiate fee-in-lieu of Parks and Open Space fee
6. Village Green to have perpetual right to public access
7. Charter to submit swale depths for Swales 3 and 4
8. Charter to provide screening from adjoining landowners
9. Such other conditions as deemed appropriate by the Borough and Solicitor.

The request to include sprinklers was discussed and Mr. Gerhardt stated that he attended a meeting held by National Home Builder's Association and researched websites regarding this issue. He provided national and local statistics on residential fires and stated that there are not a lot of residential fires and not many single homes have sprinklers. He further stated that only 200 residential communities nationwide have sprinklers with 100 of them in California and only 8 or 9 in Pennsylvania (mostly in the Philadelphia area). He stated that in 2005 the International Building Code considered requiring sprinklers but rejected because of expensive installation, maintenance costs and accidents (the water damage if a head gets hit for example). He cited that they include hard-wired/battery backup smoke detectors and only 3 of 300 installed last year continued the maintenance agreements. In addition, he stated that this community has less fire hazards in that they do not have basements, homeowners would not be storing gasoline in garages for lawnmowers or other yard items because the yard maintained by HOA and felt that very little paint would be stored. Mr. Gerhardt stated that he met with the local Fire Chief and Assistant Fire Chief regarding access for fires and they did not have any access concerns. Mr. Gerhardt stated that they do not recommend including because the cost to install would not make their development competitive. Lee Potts stated that he is still in favor of including sprinklers, using the comparison of seatbelts stating that they didn't used to be required but now are and do save lives. In addition, Mr. Potts stated that considering the age of the residents they may be slower in evacuating in case of a fire.

It was the consensus to have the applicant complete the open issues identified by the Engineer and Solicitor and to address the potential conditions and return to a future meeting for further review.

STRASBURG ELEMENTARY SCHOOL PARKING PRELIMINARY PLAN: Mark Magreki of Steckbeck Engineering was present to review the Strasburg Elementary School Parking Preliminary Plan. He stated that the purpose is for teachers and staff to park in this lot

due to the fire company traffic and general congestion along the street. He stated that the representatives from the Strasburg Playground were present and in support of the project. The applicant reviewed the waiver requests and Mr. Campbell reviewed the Engineer's comment letter and responses. Dr. Frick stated that this is a critical issue for them to address and desire to have the project complete before school resumes in August 2006. Steve Echternach, speaking on behalf of the Safety Committee and Borough Council, stated that he supports the efforts of the school for this project and is needed due to congestion and safety issues with the relocation of the fire company. Based on a questions raised by Mary Dresser, Mr. Magrecki stated that they will recheck the landscaping plan and provide counts. Dr. Frick stated that he is not in favor of using the basin as an educational area because of fear of mosquitoes and will possibly fence the area due to the elementary age of the children and proximity to play area.

Joe Orndorff made a motion, seconded by Bob Marshall and passed unanimously to recommend to Borough Council to waive section 602.17.3.6 of the Subdivision/Land Development Ordinance regarding 30' curb radius.

Joe Orndorff made a motion, seconded by Mary Dresser and passed unanimously to recommend to Borough Council to waive section 603.09 of the Subdivision/Land Development Ordinance regarding interior landscaping.

Joe Orndorff made a motion, seconded by Mary Dresser and passed unanimously to recommend to Borough Council to waive section 602.17.1 of the Subdivision/Land Development Ordinance regarding access drive centerline radii 75' minimum.

TRAILS AT STRASBURG LOT #7 PRELIMINARY PLAN REVIEW: Keith Miller of RGS Associates was present and explained the application, stating that it is to create 1 additional building lot and that Lot 7A is entirely in the R-H Zone. He further explained that the stormwater for the existing home is to be handled by the original Trails at Strasburg development and the stormwater from the new home will be controlled underground. Marc Kaplin, attorney representing Keystone Custom Homes, stated that the Historic Review Board does not have the authority to recommend on a subdivision plan but can act on building construction or demolition and would have to comply with the Secretary of Interior Regulations.

Mark Campbell of HRG, Inc. reviewed their comment letters regarding this plan. Mary Dresser asked about the significance of Section 402.05.6 of the Subdivision/Land Development Ordinance and Mr. Kaplin stated that this subdivision is for constructing a lot, not for a building. Mary Dresser stated that the original realignment of the water line was to save the existing trees and that the proposed alignment will require the removal of the trees. Following discussion, Marc Kaplin and Keith Miller stated that the water line could be run on the Western side of the lot with addressing an easement issue, rotate the building and separate accesses to save the trees. Dale Kaufman stated that the subdivision is to build a home and a sample was shown to the HARB members at their last meeting. Mr. Kaplin did state that was for demonstration purposes but they are proposing a 3-4 bedroom home compatible with the massing in the neighborhood.

Penny D'Alessandro stated that the existing features needed to be shown on the plan and that the waiver should not be considered. Mr. Kaplin stated that they cannot go on other people's property. Tom Lainhoff stated that the plan does include a footprint of a building is shown on

the plan and it is larger than the barn on the residual lot and is not compatible with the Secretary of the Interior's massing. Mr. Kaplin stated that what is shown is the building envelope and Mary Dresser disagreed.

May Gaynor stated that the original Trails at Strasburg development was to retain the existing historic property as 1 unit and now the developer is returning to further subdivide the property. Tom Lainhoff stated that this was a bait and switch. Keith Miller stated that he doesn't recall any deals to retain the historic property and what they are proposing is allowable under the jurisdiction of the Subdivision/Land Development Ordinance.

May Gaynor stated that Jeff Rutt should be in attendance to hear the concerns because he claims to be a Lancaster County man and that cultural and heritage should be important to him. Dale Kaufman stated that almost all members of the Tree Committee, Historic Architectural Review Board, Strasburg Heritage Society oppose this subdivision and read a letter from Mr. Smiedick of the Heritage Society which states that they strongly oppose the subdivision of this significant property. In addition, he stated that this stands against the historical and cultural aspects and cannot believe that this developer is spending attorney fees and professional fees to tell us it is a good thing for our community when he believes it is wrong. Steve VanOrmer read the Secretary of the Interior's Standards #1 and #2 stating that this significant historic farmstead should not be subdivided.

Marc Kaplin stated that there were only 2 cases in Pennsylvania where a subdivision was fought for historic reasons and that we should be ashamed that we are attempting to bludgeon his client's rights and threatened eminent domain. Steve VanOrmer stated that this developer is only here to make money and get out of town. He stated that the people in Strasburg are passionate about our historic resources and this developer has no regard to the personal wishes of the neighborhood and they have already made money here and this is just one more lot.

Mike Sollenberger stated that something can be legal but it doesn't make it right and that a lot of people don't understand why this developer wants to do this in his hometown and appeal for him to reconsider.

May Gaynor stated that we are the one being bludgeoned and want the developer and his representatives to have a good working relationship and want Mr. Rutt to come to us personally and ask him to consider that he uses the historic district and friendly neighborhood as selling points.

It was the consensus to table the application.

OTHER BUSINESS: None.

CITIZEN COMMENTS: None.

ADJOURNMENT: Joe Orndorff made a motion to adjourn the meeting at 11:15 P.M., seconded by Mary Dresser and passed unanimously.

Respectfully submitted,

Lisa M. Boyd
Borough Manager

**STRASBURG BOROUGH PLANNING COMMISSION
MINUTES
JUNE 5, 2006**

Members Present: Mike Sollenberger Joe Orndorff Ken Johnson
 Bob Marshall Mary Dresser

Others Present:

Lisa M. Boyd, Borough Manager
Michael Aiken, Morgan, Hallgren, Crosswell & Kane
Frank Gerhardt, Charter Homes
Jim Strupe, Alpha Engineers
Stacey Morgan, Hartman, Underhill & Brubaker
Stephen Smoker, Historic Properties Partners
Robert Frick, L-S School District
Mark Magrecki, Steckbeck Engineering
Dale Kaufman
Tony D'Alessandro
Penny D'Alessandro
May Gaynor
Lee Potts

CALL TO ORDER AND PLEDGE TO THE FLAG: Chairman Mike Sollenberger called the meeting to order at 7:00 P.M., followed by the pledge to the flag. He announced that the meeting is being audiotaped for the preparation of the minutes.

CITIZEN COMMENTS: None.

MINUTES OF APRIL 3, 2006 AND MAY 8, 2006: Ken Johnson made a motion, seconded by Joe Orndorff and passed unanimously to approve the minutes of April 3, 2006 and May 8, 2006 as corrected.

STRASBURG COMMONS PRELIMINARY PLAN REVIEW: Frank Gerhardt, representing Charter Homes, was present and reviewed their application and the waiver requests. Solicitor Bill Crosswell reviewed his comments and suggested additional conditions. Dale Kaufman restated his concerns expressed at prior meetings regarding making some of the units more affordable by possibly having them a smaller size and cited the County average home prices. Frank Gerhardt stated that since this is an age restricted community and their income level is established and not the kind of development you think of for affordable housing. Mark Stivers clarified that the average home prices are based on all age levels. Penny D'Alessandro expressed her concern regarding the high density and no amenities for these residents except the walking trails. May Gaynor stated that she also was concerned with the lack of open space and amenities and asked if the fee-in-lieu of be based on the selling price of the units. Mike Sollenberger stated that the calculation for the fee-in-lieu of is set by the provisions in the Ordinance. Additionally, May Gaynor stated that during the text amendment, the Borough gave away the ability to ask for affordable housing or more affordable smaller sized units. Mike Sollenberger stated that it is difficult to develop an ordinance for a development that might occur

down the road. Bob Marshall expressed his concern regarding accepting a fee-in-lieu of open space instead of requiring the open space because once it is gone, it is gone forever. Bill Crosswell stated that some municipalities and developers agree to eliminate the time limit to use the fee-in-lieu of funds. Following discussion, all members were comfortable with the phasing, provided the E&S approval is obtained. The Commission members and the applicant agreed to proceed on through the agenda with the Solicitor drafting proposed conditions.

STRASBURG ELEMENTARY SCHOOL PARKING LOT PRELIMINARY PLAN:

Mark Magrecki of Steckbeck Engineering and Dr. Robert Frick from Lampeter-Strasburg School District were present to review their application for the Strasburg Elementary School Parking Lot Preliminary Plan. Mr. Magrecki stated that the outstanding items are the waivers for preliminary plan, stormwater management to detain 25 and 100 year storms and groundwater recharge.

Mr. Magrecki stated that they agreed to limit the hours of operation for the lights to what the Borough deems appropriate with the exception of PTO or parent nights where the lights might have to be on until 9:00 or 9:30 P.M. The trash collection item was discussed and they are agreeable to placing trash cans and plan to utilize their existing dumpster. The stormwater waiver for runoff rates was discussed with Mr. Magrecki reminding the members that they cannot contain the 25 nor 100 year storm, which is a 15% and 20% increase respectively. Mr. Magrecki was asked to explain the possible effects of not being able to control these storms and he stated that the water will most likely surcharge out of the inlets in the current conveyance system because they only handle up to about 10 year storm now. He anticipates that the water will most likely pond in the road collection point and start to go down the swale area that bypasses the maintenance garage, comes through the fire house area and into the flat floodplain area. The calculations say that the basin will be full at the 10 year storm. The recommendations from the US Army Corps of Engineers for this area were discussed because there is already a stormwater problem in this area due to the pipes not being large enough. Mr. Magrecki stated that they are proposing to seed the area with a wet mix grass seed and prefer to keep it in a mowed state. Mark Campbell reviewed the remainder of his recommendation letter dated June 1, 2006. Mary Dresser stated that the Tree Committee appreciated the information provided regarding the exterior landscape strip and relation to the existing trees. Based on an additional concern from the Tree Committee, Mr. Magrecki agreed to provide a visual identification of the interior landscape island that doesn't have curb by mounding and installing some ground cover.

May Gaynor asked if there were another kind of stormwater management that could be utilized to address the recharge issue. Mr. Magrecki stated that the Borough's engineer mentioned this and stated that there is a percolation issue in the swale, you can dig and install 3 feet of gravel and water will accumulate and become stagnant and will eventually become modeled soil but doesn't accomplish the goal.

Joe Orndorff made a motion, seconded by Ken Johnson and passed unanimously to recommend granting a waiver from Section 303 of the Subdivision/Land Development Ordinance regarding preliminary plan.

Bob Marshall made a motion, seconded by Ken Johnson and passed unanimously to recommend granting a waiver from Section 306b regarding Stormwater runoff rates pending confirmation of the extent of modification and specific discussion by the applicant regarding the downstream

flow and the Army Corps of Engineers study information provided to the applicant for them to consider the impact on the downstream properties.

Mary Dresser made a motion, seconded by Ken Johnson and passed unanimously to recommend granting a waiver from Section 304 regarding groundwater recharge conditioned on complying with alternative methods of addressing water quality.

Ken Johnson made a motion, seconded by Joe Orndorff and passed unanimously to approve the preliminary/final land development submission for Strasburg Elementary School Parking Lot based on the submission of all legal documentation, signatures and other such conditions as deemed appropriate by the Borough and Solicitor.

COMPREHENSIVE PLAN – APPROVAL OF AMENDMENTS: Mark Stivers of the Lancaster County Planning Commission explained that at the Public Meeting held at the Netherlands Inn & Spa, Strasburg Township adopted the amendments that were discussed at that meeting and that official action by Strasburg Borough Planning Commission and Strasburg Borough Council is needed. Mr. Stivers reviewed the amendments in detail.

May Gaynor stated that at the last Steering Committee meeting at Strasburg Township and at the public meeting, Dan Herr and Caroline Morton requested that a task be added for environmental issues but no additional task has been created. Mike Sollenberger acknowledged that May Gaynor made the request but the board did not agree. The Borough Manager stated that the environmental issues are addressed in other tasks. Mark Stivers agreed to check with Strasburg Township and if that is the case, it will be brought back to a future meeting.

Bob Marshall made a motion, seconded by Joe Orndorff and passed unanimously to approve the 5 amendments as suggested by Mark Stivers, with the correction on the last one it should be on the East side of State Route 222.

STRASBURG COMMONS PRELIMINARY PLAN REVIEW (continued): Following the break to allow the Borough Solicitor to prepare the proposed conditions for the Strasburg Commons Preliminary Plan, the Solicitor read and reviewed the proposed conditions.

Bob Marshall made a motion, seconded by Ken Johnson and passed unanimously to recommend to Borough Council the waiver of preliminary plan processing for Phase 1 of Strasburg Commons subject to the 16 conditions outlined by the Borough Solicitor.

Bob Marshall made a motion, seconded by Mary Dresser and passed unanimously to recommend to Borough Council approval of the preliminary Subdivision/Land Development Plan for Strasburg Commons subject to the 16 conditions outlined by the Borough Solicitor.

OTHER BUSINESS: Ken Johnson announced that he completed the Master Planner Course.

Lisa Boyd stated that she attended the Density Summit and Official Map Seminars and reviewed the upcoming items to be reviewed by the Planning Commission.

Mary Dresser stated that the Shade Tree Committee would like the Shade Tree Ordinance revisited and be reconsidered by Planning Commission and Borough Council.

It was stated that the next meeting was changed from July 3, 2006 to July 10, 2006.

CITIZEN COMMENTS: May Gaynor asked that the timeline for using the Trails at Strasburg fee-in-lieu of parks & recreation money be researched.

ADJOURNMENT: Joe Orndorff made a motion to adjourn the meeting at 9:55 P.M., seconded by Ken Johnson and passed unanimously.

Respectfully submitted,

Lisa M. Boyd
Borough Manager

**STRASBURG BOROUGH PLANNING COMMISSION
MINUTES
JULY 10, 2006**

Members Present: Mike Sollenberger Joe Orndorff Ken Johnson
 Bob Marshall Mary Dresser

Others Present:

Lisa M. Boyd, Borough Manager	R.B. Campbell
Mark Stanley, Hartman, Underhill & Brubaker	Dale Kaufman
Christine Sellers, Saxinger and Black	Steve VanOrmer
C. Robert May, LEMSA	Tom Lainhoff
Cindy Hummel, LNP Correspondent	Stephen Hohenwarter
May Gaynor	Bruce Ryder

CALL TO ORDER AND PLEDGE TO THE FLAG: Chairman Mike Sollenberger called the meeting to order at 7:00 P.M., followed by the pledge to the flag. He announced that the meeting is being audiotaped for the preparation of the minutes.

CITIZEN COMMENTS: None.

MINUTES OF JUNE 5, 2006: Joe Orndorff made a motion, seconded by Ken Johnson and passed unanimously to approve the minutes of June 5, 2006 as printed.

R.B. CAMPBELL – ACCESS: R.B. Campbell, Mark Stanley, and Christine Sellers were present and Mr. Stanley reviewed their application for consideration of waivers from land development and processing requirements and waiver from stormwater management. Mr. Stanley explained that the building at 272 North Decatur Street was subdivided in 1999 for the purposes of leasing to different tenants and a building subdivision requires land development or a land development waiver, which was granted with conditions. One of the conditions was for a permanent access arrangement within 5 years of the initial waiver which was extended because of the improvements planned for the Route 896 project and is now being officially pursued. Mr. Stanley has drafted an easement and cost sharing agreement between all the parties granting access through the common access drive out to Route 896. He also stated that the majority of the stormwater for this area will be addressed in the Route 896 project and are therefore asking for a waiver. They are also asking for a waiver of the land development and propose to do an abbreviated land development plan not requiring the engineering and review fees for the additional macadam for the access. Mr. Stanley further explained that to address the zoning issues, the building is zoned industrial and the uses are permitted within the zone. Parking requirements are 1 space per 1,000 square feet which calculate to 30 parking spaces which will be on site and will be depicted the plan. Additionally, he explained that the lot coverage is currently approximately 79% which exceeds the 70% requirement but is a pre-existing condition. After construction of the access, the lot coverage will be approximately 83% and they either need to reduce that to the existing 79% or to apply to the Zoning Hearing Board to increase the nonconformity and they are currently reviewing their options. Mr. Stanley asked the Planning Commission if conceptually they would consider waiving the full land development plan processing with what is proposed.

Bruce Ryder added that this is one property that became a nonconformity years ago when it was subdivided by the bank following a bankruptcy of a prior owner and the new owner was asked to address the nonconformity to provide access to the large building. He also stated that the existing access that was created in 1999 will be changed by the improvements associated with the Route 896 Relocation Project and they are complying with the Borough's request in a way that meets PennDOT requirements, is the safest access alternative, and recommends approval of the waivers with conditions to be worked out with the Solicitor.

Mike Sollenberger asked for additional information regarding the stormwater. Mr. Stanley stated that 896 will be curbed which will reduce the flow of stormwater going to their site. Additionally, they are adding some macadam but they are also eliminating some macadam and creating some green areas to address water and they are pretty close to the pre vs. post construction stormwater flow.

Mary Dresser stated that to consider their request, additional information regarding the impervious surface and stormwater will be needed. Mr. Stanley stated that they did talk with Mr. Eshleman regarding acquiring some additional property and he was not interested in selling any property. Mike Sollenberger stated that he would like the impervious surface to remain close to the existing percentage. Ken Johnson asked that existing conditions to be shown on the plans to be submitted next month.

CHARTER HOMES WAIVERS: The Borough Manager stated that during the review of the waivers granted at the June Planning Commission meeting, it was discovered that some of the sections and ordinances referenced were incorrect. To correct this, the Solicitor's office has prepared motions for consideration to address the references for clarification of the sections.

Joe Orndorff made a motion, seconded by Ken Johnson and passed unanimously to recommend to Borough Council to approve the foregoing exception of bump outs for parking spaces with regard to perimeter streets of Strasburg Commons in accordance with the Preliminary Subdivision and Land Development Plan for Strasburg Commons and the Phase 1 Final Subdivision and Land Development for Strasburg Commons.

Bob Marshall made a motion, seconded by Joe Orndorff and passed unanimously to clarify that the Borough Planning Commission recommends Borough Council approve a waiver from Section 602.09.2 of the Strasburg Borough Subdivision and Land Development Ordinance of 1995 with regard to perimeter streets of Strasburg Commons in accordance with the Preliminary Subdivision and Land Development Plan for Strasburg Commons and the Phase 1 Final Subdivision and Land Development Plan for Strasburg Commons.

LEMSA/STRASBURG FAMILY EYE CARE – WAIVER REQUEST FROM LAND

DEVELOPMENT PLAN PROCESSING: Bob May, Executive Director of Lancaster EMS was present and explained their request for a waiver from the Land Development plan processing. He stated that they are selling the building at 20 Lancaster Avenue to Rob and Jessica Lauver of Strasburg Family Eye Care because the ambulance was only using approximately 20% of the usable space in the building. A subdivision of the building is necessary because a portion of the existing building will be leased back to LEMSAs which triggers the requirement for land

development. However, the building nor parking lot are proposed to change and that is why they are asking for a waiver. He also stated that they have applied for the building permit for the interior renovations.

Joe Orndorff asked if the voting location would be changed. Mr. May stated that they have included the option of allowing other groups to use the ambulance bay in the agreement with the new purchasers. It was a consensus that this is a good use of the building.

Dale Kaufman asked if a planting area with street trees could be created on the southern portion to separate the roadway from the parking area which also clearly defines the entrance. Bruce Ryder reminded that Lancaster Avenue is a state road and that improvements may not want to be suggested to affect the Highway Occupancy Permit for their entrance.

Mr. May stated that for access, following Borough Council's request, they are proposing the north side to be the exit and the south side to be the entrance.

Mary Dresser made a motion to recommend approval of the waiver from Section 304 Final Plan Processing of the Subdivision and Land Development Ordinance subject to compliance with the Zoning Hearing Board Decision, Building Code requirements and conditioned upon adding additional green space to the south side between the right-of-way and the first parking space even if it means removing a parking space as long as the number of parking spaces remains in compliance with the Zoning Ordinance. Ken Johnson seconded the motion and passed with members Sollenberger, Orndorff, Johnson and Dresser casting assenting votes. Member Marshall cast a dissenting vote.

HARB ORDINANCE – ENACTMENT RECOMMENDATION: Dale Kaufman explained that the HARB Ordinance was revised with the assistance of Carole Wilson of the Lancaster County Planning Commission following the model developed by the State. It was also stated that the Ordinance was also reviewed by the Solicitor and reviewed and recommended for approval by the Lancaster County Planning Commission. Touchup painting vs. repainting was discussed and Tom Lainhoff stated that HARB decided that touchup painting and repainting was the same thing and the educational reasons for requiring a pre-approved permit were explained. HARB members explained that the amended ordinance tightens the provisions regarding demolition. Dale Kaufman stated that the ordinance allows the Borough to apply to be a Certified Local Government which opens up the availability of grant funds. Tom Lainhoff also stated that repointing and cleaning masonry structures were removed as pre-approved activities because of the damage that can be done to masonry structures if done incorrectly.

May Gaynor stated that she previously submitted a petition containing 95 signatures against requiring a permit for same color repainting and that she explained the permit process to those who signed the petition. Steve VanOrmer stated that the petition was worded that the requirement to obtain a permit was a change when the process is actually the same as it has been since the inception of the Historic District. Ken Johnson stated that the letter that was sent by HARB to all HARB residents reminding them of the ordinance is a good educational tool.

Ken Johnson made a motion, seconded by Bob Marhsall and passed unanimously to recommend to Borough Council to enact the HARB Ordinance as drafted which includes the amendments that have been changed recently and are included within the document.

SUBDIVISION/LAND DEVELOPMENT ORDINANCE UPDATE: The Borough Manager provided a list of amendments for consideration for the Subdivision and Land Development Ordinance for review. The update will be started after the adoption of the Comprehensive Plan.

OFFICIAL MAP REVIEW: The Borough Manager provided some general information regarding Official Maps, the Borough's current Official Map and wetland information from Brad Gochenauer for review. She stated that the review of the Official Map will also take place after the adoption of the Comprehensive Plan.

OTHER BUSINESS:

Mike Sollenberger stated that the Strasburg Fire Company is having a decommissioning event on Saturday, August 5, 2006 at 2:00 P.M.

Ken Johnson stated that the Wesley United Methodist Church has settlement on the purchase of the old fire company facility at 46 West Main Street on August 7, 2006.

The Borough Manager stated that upcoming agenda items include the Stoltzfus lot on Southview Drive, Trails at Strasburg Lot #7 probably not in August, Flood Plain Ordinance, adoption of the Comprehensive Plan and Strasburg Business Place.

ACKNOWLEDGE EXTENSION OF TIME FOR TRAILS AT STRASBURG LOT #7:

Ken Johnson made a motion, seconded by Mary Dresser and passed unanimously to accept the extension of time until November 10, 2006, for Trails at Strasburg Lot 7.

CITIZEN COMMENTS: May Gaynor stated that the problems in Columbia and Cabbage Hill regarding their Historic Districts resulted because the citizens felt that HARB was not listening to them.

ADJOURNMENT: Ken Johnson made a motion to adjourn the meeting at 8:35 P.M., seconded by Bob Marshall and passed unanimously.

Respectfully submitted,

Lisa M. Boyd
Borough Manager

**STRASBURG BOROUGH PLANNING COMMISSION
MINUTES
AUGUST 14, 2006**

Members Present: Mike Sollenberger Ken Johnson
 Bob Marshall Mary Dresser

Others Present:

Lisa M. Boyd, Borough Manager	May Gaynor
Christine Drennen, Administrative Assistant	Dale Doutrich
Stephen Smoker, Historic Properties Partners	Eleanor Doutrich
William Swiernik, David Miller/Associates	
Joe Gurney, DC Gohn Assoc Inc.	

CALL TO ORDER AND PLEDGE TO THE FLAG: Chairman Mike Sollenberger called the meeting to order at 7:00 P.M., followed by the pledge to the flag. He announced that the meeting is being audiotaped for the preparation of the minutes.

CITIZEN COMMENTS: None.

MINUTES OF JULY 10, 2006: Ken Johnson made a motion, seconded by Mary Dresser and passed unanimously to approve the minutes of July 10, 2006 as printed.

STRASBURG BUSINESS PLACE FINAL PLAN: Bill Swiernik and Stephen Smoker were present and stated that they received the most recent comments from the Borough Engineer and that the plan is essentially the same as the preliminary plan. An exit driveway plan was presented which would be utilized if the Strasburg Commons development does not proceed. Mr. Swiernik stated that the land swap and driveway will be shown on the Strasburg Commons Plan and that the Strasburg Business Place plan is in compliance with the lot coverage before and after the land swap. Based on a question from Mary Dresser, Mr. Swernik stated that they will modify Note #33 to reference the landscaping will be installed following the landscape strip calculation plan. It was stated that the Lancaster County Planning Commission has reviewed this plan previously and their comments were addressed, but the most recent review will not be received until August 28, 2006.

Mary Dresser made a motion, seconded by Ken Johnson and passed unanimously to recommend to Borough Council that the Final Plan be approved conditioned on the compliance with the Lancaster County Planning Commission comments to be received August 28, 2006, any outstanding issues of the Borough Solicitor and Engineer, any conditions prepared by the Borough Solicitor and amending Note #33 as discussed.

DALE D. & ELEANOR K. DOUTRICH PRELIMINARY PLAN AND

CONSIDERATION OF WAIVER REQUEST: Joe Gurney of DC Gohn Assoc., Inc. was present and reminded the members that a sketch plan for this project was presented last year and re-introduced the project. He stated that this is a single lot subdivision of a lot that is split between Strasburg Borough and Strasburg Township but the home they are planning to build on the site will be located in Strasburg Borough. He stated that they received their conditional use

approvals from Strasburg Township and received a waiver that the Strasburg Borough Ordinances would be used during the review. He stated that the house size shown on the plan is the maximum size possible but that the actual home will probably be smaller.

Mike Sollenberger expressed his concern regarding the loss of the existing modest turnaround on Southview Drive. Based also on a concern from Mike Sollenberger, Mr. Gurney agreed to include a plan note to indicate that if the larger lot is developed, the developer shall connect to the existing street layout to extend Southview Drive and any associated sidewalks. The comments from the Lancaster County Planning Commission are expected on August 28, 2006 and action on this plan is anticipated for the September 11, 2006 Planning Commission meeting.

FLOOD PLAIN ORDINANCE – RECOMMENDATION FOR ENACTMENT: The Borough Manager stated that the ordinance was prepared by the Borough Solicitor and has been reviewed and approved by DCED. She also stated that all affected residents were personally contacted and the ordinance was advertised as required and that the Borough Engineer will review the ordinances to ensure that the definitions match. May Gaynor stated that the residents of Susan Avenue asked for this ordinance years ago.

Bob Marshall made a motion, seconded by Ken Johnson and passed unanimously to recommend to Borough Council to enact the Flood Plain Ordinance as drafted and that the proposed amendment is in accordance with the Borough's Comprehensive Plan.

OTHER BUSINESS: Mike Sollenberger reported that a letter of resignation was received from Joe Orndorff. Ken Johnson made a motion, seconded by Bob Marshall and passed unanimously to accept the resignation of Joe Orndorff with regret. Mary Dresser made a motion, seconded by Bob Marshall and passed unanimously to appoint Ken Johnson as Vice Chairman.

Mary Dresser asked how the Borough pursues grants. The Borough Manager stated that she receives grant e-mails, newsletters and the Borough can utilize the free assistance of PSAB's Grant Department for locating, writing and reviewing grants. The Borough Manager also stated that she is requesting additional funds in the 2007 Budget for part-time help which can be utilized to search for grants.

The Borough Manager stated that the Borough is hosting the LCBA meeting on September 27, 2006 and the PSAB Conference will be held in Lancaster on October 20-22, 2006, and members are invited to attend. The members were reminded that the next meeting is September 11, 2006.

CITIZEN COMMENTS: May Gaynor suggested contacting Scott Standish about grant programs. Mrs. Gaynor also asked that the Borough research the flood insurance program to see who qualifies.

ADJOURNMENT: Ken Johnson made a motion, seconded by Bob Marshall and passed unanimously to adjourn the meeting at 7:55 P.M.

Respectfully submitted,

Lisa M. Boyd, Borough Manager

**STRASBURG BOROUGH PLANNING COMMISSION
MINUTES
SEPTEMBER 11, 2006**

Members Present: Mike Sollenberger Ken Johnson
 Bob Marshall Mary Dresser

Others Present:

Lisa M. Boyd, Borough Manager	Dale Doutrich
Christine Drennen, Administrative Assistant	Eleanor Doutrich
Joe Gurney, DC Gohn Assoc Inc.	Kim Stoltzfus
John A. Mateyak, Hartman, Underhill & Brubaker	Arlin Stoltzfus
Christine Sellers, Saxinger & Black	R.B. Campbell

CALL TO ORDER AND PLEDGE TO THE FLAG: Chairman Mike Sollenberger called the meeting to order at 7:00 P.M., followed by the pledge to the flag. A moment of silence was also observed in memory of the tragedy and all those who died 5 years ago in the attacks on our country, for those who have died defending our country and in honor of those currently serving our country. He announced that the meeting is being audiotaped for the preparation of the minutes.

CITIZEN COMMENTS: None.

MINUTES OF AUGUST 14, 2006: Ken Johnson made a motion, seconded by Mary Dresser and passed unanimously to approve the minutes of August 14, 2006 as printed.

**DALE D. & ELEANOR K. DOUTRICH PRELIMINARY PLAN AND
CONSIDERATION OF WAIVER REQUEST:**

Joe Gurney of DC Gohn Assoc., Inc. was present and reviewed the plan, the comments from the Lancaster County Planning Commission and their responses to the Engineer's comments. The fee in lieu of park and open space was discussed and the Borough Manager stated that the calculation for the amount is included in the Subdivision and Land Development Ordinance. Mr. Gurney agreed to include a condition that the fee in lieu of park and open space needed to be calculated and agreed upon and paid when the plan was recorded. Mr. Gurney stated that the remaining comments were addressed in their letter dated September 6, 2006 and they just received the comments from the Lancaster County Conservation District and they will be addressed. The turnaround at the end of the street was discussed and Mr. Gohn agreed to include a hammerhead turnaround.

Bob Marshall made a motion, seconded by Ken Johnson and passed unanimously to recommend to Borough Council approval of the waivers of the Strasburg Borough Subdivision and Land Development Ordinance from sections 301 and 303 Preliminary Plan Process, 602.03.2 Improvement of Existing Streets, 602.10 Street Right-of-way and Cartway Widths, 604.01 Sidewalk, and 605.01 Curbs subject to the applicant providing a turnaround at the end of South View Drive and the addition of a plan note indicating that in the event that the remaining acreage owned by the Doutrichs is developed, the developer of same shall integrate South View Drive into the street system of the development and extend South View Drive's street, curbs, and sidewalks from its current terminus into the development.

Ken Johnson made a motion, seconded by Mary Dresser and passed unanimously to recommend to Borough Council conditional approval of the Dale D. & Eleanor K. Doutrich plan subject to the applicant addressing all Borough engineer comments and any other conditions prepared by the Borough Solicitor and staff.

R.B. CAMPBELL – ACCESS DRIVE EXTENSION PLAN AND CONSIDERATION OF WAIVER REQUESTS:

John Mateyak attorney with the firm of Hartman, Underhill & Brubaker, was present and explained that this project was outlined in detail at the July 2006 Planning Commission meeting. He stated that they were asked to re-evaluate the stormwater and zoning issues. He stated that they cannot reduce the stormwater, and that the additional impact on the basin is only .6%. The maximum lot coverage zoning issue increases the impervious surface from 79% to 84% with the addition of the required parking spaces based on the square footage of the building. Mr. Mateyak stated that they will be applying for a Zoning Variance through the Zoning Hearing Board because of exceeding the maximum lot coverage. Additionally, Mr. Mateyak stated that they have requested a waiver which would eliminate the majority of the engineer's plan processing comments. Christine Sellers of Saxinger & Black stated that Mr. Campbell's property is an existing situation and that the soils are not the best to address stormwater by a detention basin or infiltration. The Borough Manager stated that the conditions have been reviewed by the Engineer and Solicitor and were developed based on the June 30, 2006 and July 7, 2006 letters. Mike Sollenberger stated that the estimated cost for proposed Condition #10 for reimbursement of legal and engineering fees to address issues as they relate to the Route 896 project is \$8,348 for prior and anticipated work.

Mary Dresser asked if the applicant could provide building setback lines, lighting, landscape strip and existing landscaping related items on the plan in case the properties to the North or West were developed in the future. She also asked if the access agreements to and from North Decatur Street across the Carwash/Laundry and the exit easement across the Clover Avenue apartments property to Clover Avenue could be shown on the plan and copies provided. It was stated that the maintenance agreement is currently being negotiated for the access drive which includes the Texaco, Amish Lanterns and Carwash/Laundry and the potential use of the access by the back property owner to the West.

Bob Marshall made a motion, seconded by Ken Johnson and passed unanimously to recommend to Borough Council approval of the waivers of the Strasburg Borough Subdivision and Land Development Ordinance from Sections 303 Preliminary Plan and 304 Final Plan Processing and Sections 105 Applicability and 107 General Requirements of the Strasburg Borough Stormwater Management Ordinance subject to the applicant obtaining Zoning Hearing Board approval to address the lot coverage issue if required and the following 10 conditions prepared by the Borough Solicitor:

1. The 14 conditions imposed upon the granting of the 1999 Waiver shall be reimposed.
2. The access and traffic circulation which is proposed and desired by Borough council must be complied with by the Applicant, his heirs and assigns.
3. Applicant shall construct at his expense the portion of Garden Spot Avenue described in the 2006 Waiver Request.

4. Applicant shall comply with all requirements of the Pennsylvania Department of Transportation in connection with the construction of Garden Spot Avenue and the Route 896 Relocation Project.
5. Applicant shall indemnify and hold the Borough harmless from any claims arising from the proposed earth disturbance activity and the construction of the additional parking proposed by the applicant.
6. Applicant shall execute and record the Borough's standard Stormwater Management Agreement.
7. Applicant shall record a Declaration of Land Development Conditions in the Office of the Recorder of Deeds to give notice to future owners and occupiers of the property of any conditions which are imposed upon the granting of the 2006 Waiver Requests.
8. Applicant shall provide the Borough with an erosion and sedimentation control plan approval letter from the Lancaster County Conservation District.
9. Applicant shall comply with the Borough Engineer's July 6, 2006 and the Borough Solicitor's June 30 and July 7, 2006 comment letters.
10. Applicant shall reimburse the Borough for legal and engineering fees required for review of this plan and supporting documentation and costs incurred to address issues as they relate to the Route 896 project.

Ken Johnson made a motion, seconded by Bob Marshall and passed unanimously to recommend to Borough Council conditional approval of the Access Drive Extension Plan subject to the applicant obtaining Zoning Hearing Board approval to address the lot coverage issue relating to Section 503.2 of the Zoning Ordinance where no expansion of nonconforming uses is allowed and the above conditions prepared by the Borough Solicitor.

OTHER BUSINESS: Mary Dresser stated that the Shade Tree Committee will be conducting their fall tree planting on Saturday, October 21, 2006.

The Borough Manager stated that the upcoming items she is aware of at this time include review of the Subdivision and Land Development Ordinance, review of the Official Map (after the Comprehensive Plan adopted), plan for spending of fees paid in lieu of Parks and Open Space, Strasburg Commons, Trails Phase 2 and Trails Lot 7.

CITIZEN COMMENTS: None.

ADJOURNMENT: Ken Johnson made a motion, seconded by Bob Marshall and passed unanimously to adjourn the meeting at 8:30 P.M.

Respectfully submitted,

Lisa M. Boyd
Borough Manager

**STRASBURG BOROUGH PLANNING COMMISSION
MINUTES
OCTOBER 2, 2006**

Members Present: Mike Sollenberger Ken Johnson
 Bob Marshall Mary Dresser (7:30 P.M.)

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

CALL TO ORDER AND PLEDGE TO THE FLAG: Chairman Mike Sollenberger called the meeting to order at 7:00 P.M., followed by the pledge to the flag. He announced that the meeting is being audiotaped for the preparation of the minutes.

CITIZEN COMMENTS: May Gaynor asked that a moment of silence be held to remember the tragedy in Bart Township today.

MINUTES OF SEPTEMBER 11, 2006: Ken Johnson made a motion, seconded by Bob Marshall and passed unanimously to approve the minutes of September 11, 2006 as printed.

REVIEW OF SUBDIVISION AND LAND DEVELOPMENT ORDINANCE: The Borough stated that Lancaster County would like to see Subdivision and Land Development Ordinances consistent across the County, and suggested having Mark Stivers from the LCPC attend a future meeting. Also discussed was that a representative from the Borough Engineer will attend a future meeting to review the changes suggested in their comment letter. The Borough Manager stated that the Borough budgeted \$6,000 for the review of this Ordinance and the proposal from HRG for their review is \$1,400. It was the consensus to have the Solicitor provide a proposal to review the Ordinance, with final authorization to proceed with the review from Borough Council.

The process for reviewing the Ordinance was discussed. The Borough Manager asked if members have specific sections they would like to be reviewed to submit a list to ensure that each section members want reviewed get addressed. It was also the consensus to obtain input on this Ordinance from other Boards and to breaking the review into specific sections to be reviewed monthly. The Borough Manager explained that both the 2006 and 2004 review letters from HRG need to be considered by the members. The Borough Manager printed copies of some other municipality's Ordinance and it was the consensus that comparing our Ordinance to other Ordinances would be beneficial.

The following items were mentioned that needed to be reviewed:

 Exterior lighting

 Submission dates

 How other municipalities address applicants withdrawing from agendas at the last minute

It was the consensus that each member would review and comment on Articles 1, 2 and 3 for the next meeting.

OTHER BUSINESS: Mike Sollenberger reminded the members that the a joint meeting to discuss the Comprehensive Plan will be held on Tuesday, October 9, 2006 at the Strasburg Borough Office.

CITIZEN COMMENTS: May Gaynor stated that there was a newspaper article in a York Newspaper about problems Keystone Custom Homes was having with one of their developments. She also stated that she is glad that the Subdivision and Land Development Ordinance is being reviewed. May Gaynor also stated that she was sad that Joe Orndorff resigned from the Planning Commission and that she appreciated his dedication to the Board and the dedication of the existing members.

ADJOURNMENT: Bob Marshall made a motion, seconded by Ken Johnson and passed unanimously to adjourn the meeting at 7:50 P.M.

Respectfully submitted,

Lisa M. Boyd
Borough Manager

November 6, 2006 - Meeting Cancelled (No items submitted for agenda)

**STRASBURG BOROUGH PLANNING COMMISSION
MINUTES
DECEMBER 4, 2006**

Members Present: Mike Sollenberger Ken Johnson
 Mary Dresser Eric Fry

Others Present:

Lisa M. Boyd, Borough Manager	Lee Potts
Christine Drennen, Admin. Asst.	Bruce L. Ryder
William C. Crosswell, Solicitor	Michael Aitken
Mark Campbell, HRG	Joe Coleman
Mark Stivers, LCPC	Linda Coleman
Rob Bowman, Charter Homes	Tony D'Alessandro
Frank Gerhardt, Charter Homes	
Stacey Morgan, Hartman, Underhill & Brubaker	

CALL TO ORDER AND PLEDGE TO THE FLAG: Chairman Mike Sollenberger called the meeting to order at 7:00 P.M., followed by the pledge to the flag. He announced that the meeting is being audiotaped to assist in the preparation of the minutes.

CITIZEN COMMENTS: Chairman Sollenberger introduced the newest member, Eric Fry.

MINUTES OF OCTOBER 2, 2006: Ken Johnson made a motion, seconded by Mary Dresser and passed unanimously to approve the minutes of October 2, 2006 as printed.

STRASBURG COMMONS (CHARTER HOMES) CONDITIONAL USE,

PRELIMINARY PLAN AND FINAL PLAN: Rob Bowman, President of Charter Homes, was present and explained that following market research, they discovered that an additional bedroom on the first floor is necessary. However, two means of egress are needed from bedrooms and with the attached floor plan, the second means of egress through a window is not possible. Therefore, they have revised their application to be for detached homes with at least two bedrooms on the first floor and have reduced the number of units from 160 to 126. The garages are still in the rear, the setbacks are the same as proposed for the attached units and the street layout are all the same as in the original submission. However, the setbacks in the Ordinance are different for attached or detached and they are asking for a waiver to use the setbacks for attached units. Additionally, the stormwater system is the same as originally submitted, but the tract actually contains less impervious surface due to the reduced number of units. Mr Bowman stated that they did remove some parking spaces but since the number of units is less, the ratio of parking spaces to units has improved. Mr. Bowman added that they are pursuing an expedited re-review process for this change in order to have the detour road installed to be used during the construction of the Route 896 Relocation Project.

Mark Campbell reviewed his comment letters dated November 29, 2006 for both the Conditional Use application and Preliminary/Final application. Mary Dresser asked if downspouts could be underground to eliminate drainage problems and Mr. Bowman agreed that this could be incorporated into the plan. Mr. Campbell reminded that the land transfer between Charter

Homes and Strasburg Business Place needs to be completed. Mr. Campbell agreed to eliminate the paved alley beside Lot 1 which impedes into the stormwater basin but suggested that the alley be graveled to allow for emergency access for the rear of the homes which Mr. Bowman agreed to provide.

Mary Dresser asked about the retaining wall being eliminated. Frank Gerhardt stated that they are now proposing to grade the area on the Netherlands Inn parking lot side.

Bruce Ryder asked if the land swap between Charter and Smoker is necessary to be completed in order to construct the detour. Rob Bowman stated that it is their intent to have the agreement finalized with Mr. Smoker before the recording of the final plan because the land swap is needed by both parties. Mr. Bowman stated that they are continuing to work toward a signed agreement and that the agreement addresses other issues such as sanitary sewer and stormwater rather than just the land swap and that an executed agreement is needed to build the detour.

Mark Stivers stated that his comments are draft and for discussion purposes only and could be changed because they have to be approved by the County Planning Commission. Mr. Stivers stated that the plans have previously been reviewed and suggested that the perimeter landscape buffer could be planted in the early stages of the construction to lessen the noise and dust on the neighboring properties. Mr. Stivers also suggested that the references to page numbers on the plans be clarified to state that they are page numbers from the Conditional Use plan set to eliminate confusion.

Bill Crosswell reviewed his comment letter dated November 29, 2006 in detail. Mr. Bowman stated that they intend to still pay the previously established fee in-lieu of dedication of park and open space in the amount of \$111,600 based on 160 units even though the number of units is decreased to 126.

The Borough Manager stated that she received correspondence from the Strasburg Fire Chief stating that they were satisfied with the plans but reiterated the desire to have sprinklers installed. She also checked with the Building Code inspectors and they stated that any portion of a structure which extends is less than 6' away from another structure needs to be fire rated for at least an hour.

Mary Dresser asked if the Erosion & Sediment plan had been submitted and Mr. Bowman replied that the application has been submitted and they expect to receive their permit the end of the month. Mary Dresser expressed her concern regarding the number of outstanding issues outlined in the Engineer's review letter.

Mike Sollenberger stated that he would have liked to see the plan include a mix of homes including townhouses, duplexes and single family residential to provide some more affordable housing. He added that the original plan included a larger variety of architectural details.

Bruce Ryder stated that he had the Engineer evaluate other options for the detour stating that at least a 3 month delay for re-engineering and re-approvals by PennDOT, additional re-engineering costs of \$13,000 to \$15,000, stormwater issues due to grading, a two season construction project and additional costs which he is unsure if PennDOT would agree to.

Joe Coleman stated that he felt this proposal has more of a cookie cutter feel and is not as compatible with the rest of town as was the original plan. Mr. Bowman stated that the same thinking went into this plan as was done previously and will provide a better visualization plan at the Borough Council meeting.

Ken Johnson made a motion, seconded by Mary Dresser and passed unanimously to recommend to Borough Council to approve the 2006 Conditional Use Application for Strasburg Commons (Charter Homes) to include the following:

Section 446.4.9 of the Strasburg Borough Zoning Ordinance to change the mix of dwelling types from townhouses/duplexes to solely single family dwellings and to reduce the number of units from 160 to 126;

Section 446.14.1 to allow the centerline of the cartway and centerline of the right-of-way to not be consistent as shown on the plans.

Section 446.7.3.B to reduce the minimum separation distance between the sides of principal buildings as set forth in the application.

Ratify and confirm modifications previously granted regarding the 2005 Conditional Use Application for sidewalks and the greenbelt.

Subject to the following conditions:

1. Stormwater must be carried from roofs to underground system.
2. Perimeter buffer plants to be planted with the establishment of final grade to minimize impact on existing homes.
3. Conditional use plan notes shall be clarified to distinguish between Conditional Use plans and Preliminary and Final Subdivision and Land Development plans.
4. In the event the tract of land which consists of approximately 6,000 square feet is conveyed to adjoining Strasburg Business Place, that tract of land will not be subject to the Conditional Use conditions. In the event that the tract of land is retained by Strasburg Commons, the tract of land would be subject to the Conditional Use conditions.
5. Applicant shall provide a correct legal description for the tract to be conveyed to Strasburg Business Place.
6. Documents for the Homeowner's Association shall incorporate provisions to protect properties adjacent to what are equivalent to zero lot lines.
7. In the event Borough Council should approve the posting of a Surety Bond in lieu of a Letter of Credit, the Surety Company shall have a rating of at least A with A.M. Best Company.
8. All outstanding comments in the review letter from the Borough Engineer for the Subdivision and Land Development plans shall be met.
9. The modification to Section 446.7.3.D. to reduce the separation distance from 50' for rear to rear buildings shall be not less than 28'.
10. The modification to Section 446.7.3.C to reduce the current 30' side to rear separation shall be not less than 26'.
11. Subject to compliance with any recommendations of the Lancaster County Planning Commission which Borough Council deems appropriate.
12. Subject further to all of the conditions which were previously imposed by Borough Council upon the 2005 Conditional Use Application and to such supplemental and revised conditions as may be deemed appropriate by Borough Council, the Borough Engineer and/or the Borough Solicitor.

Mary Dresser made a motion, seconded by Ken Johnson and passed unanimously to recommend that Borough Council approve the following waivers of the Subdivision and Land Development Ordinance and the revised preliminary plan and the revised final plan for Strasburg Commons (Charter Homes) subject to the following conditions:

1. Ratify and confirm the waivers previously granted in conjunction with the Preliminary and Final Subdivision Plans.
2. Stormwater must be carried from roofs to underground system.
3. Perimeter buffer plants to be planted with the establishment of final grade to minimize impact on existing homes.
4. Conditional use plan notes shall be clarified to distinguish between Conditional Use plans and Preliminary and Final Subdivision and Land Development plans.
5. Applicant shall provide a correct legal description for the tract to be conveyed to Strasburg Business Place.
6. Documents for the Homeowner's Association shall incorporate provisions to protect properties adjacent to what are equivalent to zero lot lines.
7. In the event Borough Council should approve the posting of a Surety Bond in lieu of a Letter of Credit, the Surety Company shall have a rating of at least A with A.M. Best Company.
8. All outstanding comments in the review letter from the Borough Engineer for the Subdivision and Land Development plans shall be met.
9. Subject to compliance with any recommendations of the Lancaster County Planning Commission which Borough Council deems appropriate.
10. Fee in-lieu-of dedication of Park and Open Space land shall be \$111,600.
11. Subject to resolving any differences of opinion which may exist between Strasburg Business Place and Strasburg Commons regarding stormwater management.
12. Subject to the same conditions which were previously attached by Borough Council to the approval of the Preliminary Subdivision and Land Development Plan and Final Subdivision and Land Development Plan for Strasburg Commons subject to such revised and supplemental conditions as Borough Council, the Borough Engineer and/or the Borough Solicitor may deem appropriate.

REVIEW OF SUBDIVISION AND LAND DEVELOPMENT ORDINANCE: Considering the lateness of the meeting, Chairman Sollenberger stated that this agenda item will be tabled until the next meeting.

OTHER BUSINESS: Mike Sollenberger stated that the next meeting is scheduled for January 8, 2007.

CITIZEN COMMENTS: None.

ADJOURNMENT: Ken Johnson made a motion, seconded by Eric Fry and passed unanimously to adjourn the meeting at 10:40 P.M.

Respectfully submitted,

Lisa M. Boyd
Borough Manager