

January 9, 2012 - Meeting Canceled

February 6, 2012 - Meeting Canceled

**STRASBURG BOROUGH
PLANNING COMMISSION MINUTES
March 5, 2012**

Members Present: Ken Johnson Lee Potts Mary Dresser Bob Marshall

Others Present:

Lisa M. Boyd, Borough Manager Bruce Ryder
Dan Lake Nick Whiteford

CALL TO ORDER AND PLEDGE TO THE FLAG: Chairman Ken Johnson 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: None.

REORGANIZATION – CHAIRPERSON AND VICE-CHAIRPERSON: Bob Marshall made a motion to nominate Ken Johnson as Chairperson, seconded by Mary Dresser and passed unanimously.

Lee Potts made a motion to nominate Bob Marshall as Vice Chairperson, seconded by Mary Dresser and passed unanimously.

MINUTES OF DECEMBER 5, 2011: Mary Dresser made a motion to approve the December 5, 2011 minutes as printed, seconded by Bob Marshall and passed unanimously.

STRASBURG PROPERTIES LLC – PRE-APPLICATION REVIEW OF SKETCH PLAN: Dan Lake and Nick Whiteford were in attendance and stated that this is a pre-application review of their sketch plan for a lot add-on of the recently rezoned parcel and the land development for their parking lot. Mr. Lake stated that Mr. Esch is part and parcel of the development of the rezoned parcel because that parcel cannot be transferred until this add-on plan has been approved. Ken Johnson asked and it was clarified that they are proposing to add the lot to the property at 21 West Main Street and that the properties at 17 and 21 West Main Street will remain as two parcels. Ken Johnson suggested that they may want to consider combining all properties onto one deed because of setback and easement issues to which Mr. Whiteford agreed.

Mr. Lake stated that for the parking lot, they are proposing nonpervious pavement and will have stone trenches on the South side of the parking area to carry the runoff into the basin. Mr. Lake stated that they decided to not use pervious pavement because of the expense and maintenance involved.

Mr. Lake stated they are proposing a 6 foot high privacy fence and Mary Dresser stated that they should review the perimeter landscaping section of the Subdivision and Land Development Ordinance and Zoning Ordinance because of interior landscaping requirements. Mr. Lake stated they will provide the landscape plan with their official submission. Mr. Whiteford stated they are proposing to install dusk to dawn lights in the parking lot as well and they will show this on their submission.

Ken Johnson reminded the applicant that the fence is visible from the street and will need to have this reviewed by the Historic Architectural Review Board. The infiltration trench was discussed and Mr. Lake stated that on the surface, the area will look like a grass area.

Mary Dresser asked what parking was required to which Mr. Lake stated they are proposing 30 spaces and 20 spaces are required for the uses. Mr. Whiteford stated that he was concerned that if they need to remove some parking spaces for interior landscaping that they may not have enough parking for the uses. The Borough Manager stated that a waiver could be requested if necessary.

OTHER BUSINESS: The Borough Manager stated that she is anticipating Charter Homes to apply for Phase 2 in May and that Phase 2 will be divided into two phases.

CITIZEN COMMENTS: Bruce Ryder stated that the original Charter Homes conceptual drawings showed the pond area at McCarter Lane to be an attractive blue water lake with trees around it but what exists is not attractive at all. Ken Johnson stated that possibly the existing basin is for construction and when the project is completed that the basin gets converted. The plans were reviewed and noted that it is designated as an infiltration basin and will never look like a beautiful blue water lake.

ADJOURNMENT: Bob Marshall made a motion, seconded by Lee Potts and passed unanimously to adjourn the meeting at 8:10 p.m.

Respectfully submitted,

Lisa M. Boyd
Borough Manager

April 2, 2012 - Meeting Canceled

May 7, 2012 - Meeting Canceled

**STRASBURG BOROUGH
PLANNING COMMISSION MINUTES
June 4, 2012**

Members Present: Ken Johnson Lee Potts Bob Marshall

Others Present: May Gaynor

CALL TO ORDER AND PLEDGE TO THE FLAG: Chairman Ken Johnson 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: None.

MINUTES OF MARCH 5, 2012: Bob Marshall made a motion to approve the March 5, 2012 minutes as printed, seconded by Lee Potts and passed unanimously.

OLD CONESTOGA ROAD HERITAGE BYWAY – RECOMMENDATION ON ADOPTION OF RESOLUTION 2012-3: A memorandum from the Lancaster County Planning Commission and the Heritage Byway presentation were provided to the members for their review. Ken Johnson asked if it is the hope that other municipalities will pick up the Heritage Byway where this project leaves off and May Gaynor, who is an at large member of the Heritage Byway Committee, stated that this project is a Lancaster County project and that it is their hope that Chester County and/or the state continues this project. May Gaynor also stated that it is her understanding that if a route is named a Heritage Byway that the municipality has more input on improvements such as appearance of traffic signals and bridges.

Bob Marshall made a motion, seconded by Lee Potts and passed unanimously to recommend Borough Council adopt Resolution 2012-3 regarding the Old Conestoga Road Heritage Byway and noted that it is in accordance with the objectives of the formally adopted comprehensive plan.

OTHER BUSINESS: None.

CITIZEN COMMENTS: None.

ADJOURNMENT: Lee Potts made a motion, seconded by Bob Marshall and passed unanimously to adjourn the meeting at 7:25 p.m.

Respectfully submitted,

Lisa M. Boyd
Borough Manager

July 2, 2012 - Meeting Canceled

August 6, 2012 - Meeting Canceled

September 10, 2012 - Meeting Canceled

**STRASBURG BOROUGH
PLANNING COMMISSION MINUTES
October 1, 2012**

Members Present: Ken Johnson Bob Marshall Shelby Nauman

Others Present: Lisa M. Boyd, Borough Manager Nick Whiteford
Dan Lake

CALL TO ORDER AND PLEDGE TO THE FLAG: Chairman Ken Johnson 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: None.

MINUTES OF JUNE 4, 2012: Bob Marshall made a motion, seconded by Ken Johnson and passed unanimously to approve the June 4, 2012 minutes as printed.

STRASBURG PROPERTIES, LLC – LOT ADD-ON: Dan Lake and Nick Whiteford were in attendance and reviewed their plan to complete the lot add-on of a parcel of land from Sylvan and Annie Esch to Strasburg Properties. Ken Johnson stated that this application is only to consolidate the lots.

Ken Johnson noted that one of the parcels is an existing non-conforming use that already exceeds the lot coverage. He also stated that one of the parcels was recently rezoned to be commercial which is the same zoning as the other lots being combined. This plan combines three parcels which addresses some concerns previously discussed and makes the area one parcel which allows them to address impervious coverage of the parcel as a whole.

The Lancaster County Planning Commission had no comments or recommendations on the application.

Bob Marshall made a motion, seconded by Shelby Nauman and passed unanimously to recommend Borough Council approve the application of Strasburg Properties LLC to adjoin all of the proposed lots into one lot as presented and noted that it is in accordance with the objectives of the formally adopted comprehensive plan.

The Borough Manager stated that this application will be considered by Borough Council at their next meeting, which is scheduled for October 9, 2012.

OTHER BUSINESS: None.

CITIZEN COMMENTS: None.

ADJOURNMENT: Bob Marshall made a motion, seconded by Shelby Nauman and passed unanimously to adjourn the meeting at 7:28 p.m.

Respectfully submitted,

Lisa M. Boyd
Borough Manager

November 5, 2012 - Meeting Canceled

December 3, 2012 - Meeting Canceled