

**STRASBURG BOROUGH  
PLANNING COMMISSION MINUTES  
January 7, 2013**

Members Present: Ken Johnson      Bob Marshall      Shelby Nauman  
Mary Dresser      Dominick Di Bella

Others Present: Lisa M. Boyd, Borough Manager      Barbara Donahue  
John Donahue      Ron Schmerfeld  
Frank Sfrisi      Mark Stanley  
Jim Shultz      Nave Newell  
Luke Webber

**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. Dominick Di Bella was welcomed to the board and a thank you card was available for everyone to sign for Lee Potts for his years of service to the board.

**CITIZEN COMMENTS:** None.

**MINUTES OF OCTOBER 1, 2012:** Bob Marshall made a motion, seconded by Dominick Di Bella and passed unanimously to approve the October 1, 2012 minutes as printed.

**CONSIDER THE REQUEST OF CHARTER HOMES AT STRASBURG, INC., TO  
MODIFY CERTAIN DESIGN AND LAYOUT CRITERIA FOR PHASE 2 OF**

**STRASBURG COMMONS:** Mark Stanley, partner with Hartman, Underhill and Brubaker, representing Charter Homes at Strasburg, was in attendance to review the application. He stated that the previous Conditional Use approval for the development occurred in January 2006. He stated that due to the recession, it created a dramatic impact on the building and lending industry. In light of these impacts, they are proposing to make some changes to Phase 2, because there is a desire for larger back yards and not rear loading garages and rear alleys. They are asking to change Phase 2 to bring the garages out front, eliminate the back alleys and to increase the size of the lots which changes the previously approved plan for 84 lots to 64 lots. They did meet with residents of Phase 1 of Strasburg Commons to show them the plans and discuss construction timelines. He was advised that one concern that was discussed at that meeting was that Charter Homes was going to drop the project. He reported that Charter Homes is committed to continuing the modified project for Phase 2. They met with the Borough Staff and discussed the proposal with the Borough Solicitor.

Mrs. Donahue reported that they, as well as several other residents, moved into the development because its layout complemented the rest of Strasburg with the garages in the back and the houses close to the sidewalk. She stated that she was concerned with losing the integrity of the development. Frank Sfrisi stated that at the meeting Charter held with the residents, they reported that there would be 68 homes and had a different plan than is being presented tonight.

Mr. Sfrisi also stated that the original approval for the development was that there were to be between 110 and 126 units and that the new plan only provides for 106 units. Mr. Sfrisi was also concerned with the condition of the stormwater basins because they need to be cleaned up. Mr. Sfrisi stated that he was advised at the residents' meeting that the Conservation District requires

that 75-80% of the homes need to be built that have stormwater flowing into the basin in order to modify the basin to its final stage.

Nave Newell reported that the pond is a sediment pond and is controlled by the Conservation District in how it can be built and how it can be modified when construction nears completion.

Jim Shultz reported that since the meeting with the residents, the lot size had been proposed to be 36' wide and are now 38' wide which resulted in the reduced number of lots.

Another resident's concern was that the developer will focus all attention on Phase 2 and there are 14 unbuilt homes in Phase 1 and the park remains unfinished.

Mary Dresser asked if there was any way that the northern basin could be converted from an erosion and sedimentation basin in light of the amount of time that has passed since the development began construction. Jim Shultz stated that as soon as sales and conditions warrant, they will upgrade that basin. Ken Johnson stated that 80% of the area that contributes to the basin that needs to be stabilized before the basin can be finalized. Mark Stanley agreed to determine when that trigger would be met and provide that answer to both the residents and the Borough Manager.

Mr. Donahue asked about the basin along Historic Drive, noting that he believed it is in need of being cleaned up. Nave Newell stated that this basin will be in the construction phase but stated that some work will be done to clean up the area.

Mr. Shultz stated that the proposed plan calls for the garages in the front, more square footage in the homes, and larger back yards (28 feet). They remain committed to try to sell the remaining lots in Phase 1. The houses would be set back 7.3 feet from the back of the sidewalk and spaced 9-10 feet apart in the majority of the development and 7.5 feet apart in another area.

Several residents expressed concern regarding the ability to get out of the second medium-sized car parked in the garage because the garage is too small. Mr. Sfrisi added that due to the age of the residents, the small space allowed for the second car makes it even more difficult for them to get out of a second car parked in the garage and added that all interior doorways should be wheelchair accessible.

Mr. Sfrisi asked about grading between homes, adding that the grading between his home and his neighbor is not sufficient and he gets water onto his foundation every rain and that he has been working with the developer for 2 ½ years regarding this problem. Frank Sfrisi stated that he would like Charter Homes to have to guarantee that the slope between homes goes to a swale in the center so that future homes don't have the same problem he does.

Ken Johnson asked and Charter Homes agreed that they would be providing screening between the homes.

Mary Dresser asked adequate inlets be provided, and Charter Homes stated that would be considered when developing the plan. Mary Dresser also expressed concern regarding getting some of the screening planted.

Barbara Donahue stated she was concerned with the inability to park a car in the driveway due to the setback. Mary Dresser asked if paint could be used so that people park appropriately to

provide the correct amount of parking and allow for visitor parking. Mark Stanely stated that the streets will become Borough Streets and it would be up to the Borough.

Jim Shultz stated that a number of questions have been raised are issues that they have not yet addressed and will not be addressed until the subdivision/land development/storm water management part of the project and that they would be filing that application in 60 days.

Ken Johnson noted that, in their letter, Charter plans to install sprinklers in each home.

Ken Johnson stated that the request before the Commission tonight is to modify certain design and layout criteria for Phase 2 of Strasburg Commons. Mary Dresser stated that among other things throughout the future reviews of this project that parking, emergency vehicle access, screening, stormwater basins and more will be again reviewed.

Bob Marshall made a motion, seconded by Mary Dresser and passed unanimously, to approve the request of Charter Homes at Strasburg, Inc., to modify certain design and layout criteria as set forth in Conditional Use Decision dated January 4, 2006, Case No. 2005-2, regarding Phase 2 of Strasburg Commons to (a) eliminate rear lot access alleys, (b) relocate and reorient rear access driveways and garages to front access driveways and garages, and (c) reduce the number of units in Phase 2 from 84 to 64 units, essentially as depicted on the Strasburg Commons – Phase 2 Sketch Plan presented at this meeting, subject to the conditions set forth in Mark Stanley’s letter to Lisa Boyd dated December 28, 2012, as amended by the Planning Commission tonight especially in regard to #7 regarding side yard setback separation between buildings, and conditioned upon providing a measurable schedule for the completion of the park and for providing screening to the adjoiners for Phase 1 and Phase 2, all of which were acceptable to Mr. Shultz.

**REORGANIZATION:** Bob Marshall made a motion, seconded by Dominick Di Bella and passed unanimously to reappoint Ken Johnson as Chair. Mary Dresser made a motion, seconded by Dominick Di Bella and passed unanimously to reappoint Bob Marshall as Vice Chair.

**OTHER BUSINESS:** None.

**CITIZEN COMMENTS:** None.

**ADJOURNMENT:** Bob Marshall made a motion, seconded by Shelby Nauman and passed unanimously to adjourn the meeting at 8:21 p.m.

Respectfully submitted,

Lisa M. Boyd  
Borough Manager

February 4, 2013 – Meeting Canceled

March 4, 2013 – Meeting Canceled



- evaluate the distance between the garage and the back of the sidewalk to determine if a vehicle can fit between the face of the garage and the rear of the sidewalk.
- 3) The parallel parking spaces will be lined.
  - 4) Regarding stormwater, one suggestion in the HRG letter is that a separate stormwater easement sheet be prepared, and they are proposing to follow that suggestion. Mr. Newell stated that all of the roof rainwater would be collected in the system and that the grass strip between houses would be a slope to direct the stormwater to the basin, and nothing would be permitted to be planted or constructed in that area that would restrict the stormwater flows.
  - 5) Mary Dresser stated that there is an approximate 4 feet of grade change between the swale at the back of the house and the finished floor of that unit and asked if there would be decks that would extend into the easement or if the house plan and patio was included within the building envelope. A review of the building envelope size, it was the consensus that it is believed the decks would be included within the building envelope.
  - 6) Mr. Stanley stated that because it is a planned community, each parcel is referred to as a unit and that metes and bounds measurements are not used.
  - 7) Ken Johnson stated that even though the unit sizes have increased, because of the elimination of the alleys, the green space has actually increased.
  - 8) Street trees and plantings were discussed, and Mary Dresser stated that the LCPC and Tree Committee were concerned with the limited varieties proposed. Mr. Newell stated that they are agreeable to change the plan to use a 3-4 variety mixture. Mary Dresser also stated that the Hackberry should not be used because of its limited lifespan and Mr. Newell agreed that would not be used. Mary Dresser stated that since the original plan approval, that the ordinance has been modified to have trees 40' off center instead of 50' off center. Mr. Newell stated that this plan would be subject to the original 50' requirement and they intended to follow that requirement.
  - 9) Mary Dresser stated that she desired a measurable schedule for the completion of the park as well as the screening along the southern and western property lines. It was the consensus that they will provide a measurable schedule and that will be forwarded to the Planning Commission as part of their submittal.
  - 10) The Borough Manager stated that the Strasburg Fire Company President did review the plans.

Mary Dresser expressed her concerns regarding the changes that were needed and Ken Johnson stated that the developer makes the changes and they are submitted to the Borough Engineer for approval with final approval being given by Borough Council before the plans can be recorded.

Bob Marshall made a motion, seconded by Shelby Nauman and passed unanimously to recommend Borough Council approve the final subdivision and land development plan for Phase 2 of Strasburg Commons dated February 12, 2013, subject to such revised and supplemental conditions as Borough Council, Borough Engineer and Borough Solicitor may deem appropriate.

**OTHER BUSINESS:** None.

**CITIZEN COMMENTS:** None.

**ADJOURNMENT:** Bob Marshall made a motion, seconded by Shelby Nauman and passed unanimously to adjourn the meeting.

Respectfully submitted,  
Lisa M. Boyd, Borough Manager

May 6, 2013 – Meeting Canceled

June 3, 2013 – Meeting Canceled

July 1, 2013 – Meeting Canceled

**STRASBURG BOROUGH  
PLANNING COMMISSION MINUTES  
August 5, 2013**

Members Present: Ken Johnson      Bob Marshall      Dominick Di Bella

Others Present: Lisa M. Boyd, Borough Manager  
Don Bachman  
Stephen Smoker  
Bill Swiernik  
Don Sauder  
Ethan Sauder

**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 APRIL 1, 2013:** Bob Marshall made a motion, seconded by Dominick Di Bella and passed unanimously to approve the April 1, 2013 minutes as printed.

**SAUDER MOTORS' PRE-APPLICATION REVIEW:** Stephen Smoker, representing S.E. Smoker Inc., was in attendance and stated that they have been hired by Sauder Motors to do a design project for 226 North Decatur Street. Bill Swiernik, of David Miller Associates, will be addressing land issues.

Bill Swiernik reviewed the land use history of the site in that it was previously the Garden Spot Bowling Alley and is essentially completely paved. They are proposing to minimize the driveway access to address PennDOT concerns, extend the sidewalk and handicap ramps, and have a greenspace along the back of the property and along North Decatur Street within the right-of-way. They are proposing the southern half of the property for vehicle display (for both larger vehicles and passenger vehicles) and the spaces opposite the building would be utilized for service vehicles, customer parking and some display. The building itself is proposed to be located on the northern half of the site, and is intended to have a drive-through bay at the northern end, a service area at the southeast corner and offices on the western side of the building.

It was the consensus that servicing the vehicles would be a permitted secondary use.

The Borough Manager stated that because the lot has 100% existing paved coverage, and based on that, in her understanding that a Land Development Plan is not required. She added that the coverage will actually decrease because of the proposed green buffers. Ken Johnson and Bob Marshall expressed concern regarding the stormwater runoff.

Ken Johnson was concerned with the runoff exiting the site and Bill Swiernik reviewed the preliminary plans.

The proposed vehicle display area was discussed and it was the consensus that a minimum number of parking spaces would need to be retained for customer and employee parking. Ken Johnson noted that parking regulations are specified in the ordinance based on sales floor area.



Stephen Smoker reviewed the plan and stated that, based on his calculations, he believes zoning will require 22 parking spaces and they are providing 27 parking spaces on their current plan.

Mr. Swiernik stated that they are proposing a 5' sidewalk and an additional 5' setback before the vehicle display area begins to keep the display area out of the PennDOT right-of-way.

Stephen Smoker reviewed a rough sketch plan of the appearance of the building.

**OTHER BUSINESS:** None.

**CITIZEN COMMENTS:** None.

**ADJOURNMENT:** Dominick Di Bella made a motion, seconded by Bob Marshall and passed unanimously to adjourn the meeting.

Respectfully submitted,

Lisa M. Boyd  
Borough Manager

September 9, 2013 – Meeting Canceled

**STRASBURG BOROUGH  
PLANNING COMMISSION MINUTES  
October 7, 2013**

Members Present: Ken Johnson      Bob Marshall      Dominick Di Bella  
Shelby Nauman      Mary Dresser

Others Present: Lisa M. Boyd, Borough Manager  
Brad Stewart, LCPC  
Bill Swiernik  
Don Sauder  
Daryn Sauder  
Ethan Sauder  
Stephen Smoker

**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.

**INTRODUCTION OF NEW LANCASTER COUNTY PLANNING COMMISSION REPRESENTATIVE:** Brad Stewart, the new Lancaster County Planning Commission Community Planner assigned to Strasburg Borough, was introduced and welcomed.

**CITIZEN COMMENTS:** None.

**MINUTES OF AUGUST 5, 2013:** Bob Marshall made a motion, seconded by Dominick Di Bella and passed unanimously to approve the August 5, 2013 minutes as printed.

**REVIEW PLAN OF SAUDER MOTORS, INC. AND CONSIDERATION OF WAIVERS:** Bill Swiernik, of David Miller Associates, was in attendance to review the plan of Sauder Motors Inc. He stated that they are requesting waivers. He reviewed the history of the site in that it was previously the Garden Spot Bowling Alley and is currently all paved except for about 5% of the surface is grass. They are proposing to use the site for an automobile sales facility with an 8,500 square foot building on the north side with customer parking, a servicing area for large motorhome vehicles, a servicing area for normal sized vehicles, a vehicle sales display area, 9' x 8' spaces for vehicles that are for sale display, employee parking and installing a sidewalk.

They had hoped to approach the project as if they were remodeling on the site verses starting with fresh green ground. They have submitted a plan and waiver requests following that approach and are asking for consideration of those waivers because of the existing conditions on the site. The five waiver/modification requests they are seeking are:

1. Land Development Planning Preliminary & Final – The current lot has an impervious surface and they feel that a Stormwater Management Plan is adequate because less impervious surface and traffic will be created by this compared to the previous use.
2. 100 Foot separation between access drives – The current layout has uncontrolled access and they are seeking two access drives because of the nature and size of vehicles that will be utilizing the site. They will be applying for a PennDOT permit.

3. Perimeter landscape strips – They are requesting a 6 foot strip along the front and a 5 foot strip along the rear and side yards. This proposed landscape strip is greater than what currently exists and will allow for efficient reuse of the site.
4. Shade trees and street trees - Mr. Swiernik noted that there is an existing fairly sizable power line with telephone connection midway that would make planting trees in that area challenging.
5. Interior landscaping – No interior landscaping was proposed and they are hoping to utilize the landscaped areas at the end of the aisles.

Mr. Swiernik reviewed the grading for the site and stated that they will be removing down to the subbase and regrade and did not intend to disturb below subgrade except for the stormwater trench. A retaining wall is proposed. A stormwater conveyance system is also proposed.

Mary Dresser stated that she was concerned with the landscaping waiver requests and stated that she would like to see the site improved more. She added that she recognized their concerns with trees and vehicle sales but would like some trees along the frontage.

Daryn Sauder added that they are proposing low bushes along the front landscape strip to allow for the best visibility because of people entering and exiting the site doing test drives. Don Sauder added that he was concerned with having trees at interior landscaping areas that when they grew larger, would reduce the ability for a large motorhome to maneuver the site. Daryn Sauder stated that he could include some smaller trees and bushes near the sales building, which are away from the power lines and would not reduce visibility.

The lot coverage was discussed and Mr. Swiernik stated that the current plan shows approximately 89% lot coverage and the existing is 93%.

**1. Land Development Planning Preliminary & Final** - Mary Dresser made a motion to recommend to Borough Council that the waiver of Section 303 and 304 be denied based on the requirement to submit a combined Preliminary/Final Plan, seconded by Shelby Nauman and passed unanimously.

**2. 100 Foot separation between access drives** - Bob Marshall made a motion to recommend Borough Council approve the waiver of Section 602.17.3(2) regarding 100 foot separations between access drives, seconded by Mary Dresser and passed unanimously.

**3. Perimeter landscape strips** - Bob Marshall made a motion to recommend Borough Council approve the waiver of the perimeter landscape strips, Section 603.09, to be a 6 foot strip along the front and a 5 foot strip along the side and rear yards, seconded by Shelby Nauman and passed unanimously.

The trees were discussed in detail and Mary Dresser suggested determining the total number of street trees required and cluster them away from the access points, which would eliminate the 40 foot spacing requirement but retain the total number of trees for the entire perimeter of the site.

**4. Shade trees and street trees** - Bob Marshall made a motion to recommend Borough Council to deny the waiver request from Section 603.09 and 613.02.4 where the applicant requested to install only shrubs along the street right of way but approve a waiver of the 40 foot center spacing requirement and allow tree clustering with the required number of trees being determined according to the ordinance of one per every 50 lineal feet and to review the

landscaping plan when the preliminary/final plan is reviewed, seconded by Mary Dresser and passed unanimously.

**5. Interior landscaping** - Bob Marshall made a motion to recommend to Borough Council to approve the waiver of the interior landscaping requirement, Section 603.10, with the understanding that the islands shown on the plan would be retained and add some greenspace near the dumpster and the northwest corner, seconded by Shelby Nauman and passed unanimously.

Mr. Swiernik asked for some clarification for them when apply for the preliminary/final plan, including:

Clear sight triangle – it was the consensus that this is not an access driveway.

Curb wheel stops – it was the consensus that they do not apply to the display area but would apply to the diagonal spaces on the North side. Mr. Swiernik stated that during his preliminary/final application, he would ask for relief from the curb wheel stops, Section 603.05 and 603.10 because they are for employee parking and trade-ins.

1. Mr. Swiernik stated that he believed they followed the direction given them and was disappointed with the recommendation to deny the waiver of the preliminary and final plan. Mr. Smoker asked what would be gained by a land development plan rather than the stormwater plan they submitted. Ken Johnson stated that the plan would be recorded, the Planning Commission would have an additional review, and a landscaping plan would be provided.

Ken Johnson stated that the Planning Commission is a recommending body to the Borough Council and they could appeal their recommendations. The Borough Manager stated that they are on the October 8, 2013 Borough Council Agenda.

**OTHER BUSINESS:** None.

**CITIZEN COMMENTS:** None.

**ADJOURNMENT:** Dominick Di Bella made a motion, seconded by Bob Marshall and passed unanimously to adjourn the meeting at 8:27 p.m.

Respectfully submitted,

Lisa M. Boyd  
Borough Manager

**STRASBURG BOROUGH  
PLANNING COMMISSION MINUTES  
November 4, 2013**

Members Present: Ken Johnson      Bob Marshall  
Shelby Nauman      Mary Dresser

Others Present: Lisa M. Boyd, Borough Manager      Brad Stewart, LCPC  
Bill Swiernik      Daryn Sauder  
Tyler Kreider      Mark Bowen  
Barbara Donahue      John Donahue  
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:** Barbara Donahue, from Heritage Strasburg, was in attendance and stated that she recently learned that the Sauder waivers were discussed at the last Borough Council meeting and that they were granted a landscaping tree waiver. She stated that the Sauder property abuts her development and asked if tall trees could be installed to block the view of the recreational vehicles from their development. She added that there are six remaining lots in Phase 1 to be sold and she is concerned that the lots will not be sold because the view is of recreational vehicles. Ken Johnson stated that the Planning Commission is a recommending body to Borough Council and their recommendation was to not waive the tree waiver and that Borough Council had the final vote and there was not anything that the Planning Commission could do. Ken Johnson suggested that possibly Charter Homes could install a landscape buffer. It was also discussed that the majority of the Charter Homes land in that area is a stormwater basin. Daryn Sauder stated that they do have five spots for recreational vehicle parking across the back of their property but added that they are newer units and will not be eyesores.

**MINUTES OF OCTOBER 7, 2013:** Bob Marshall made a motion, seconded by Shelby Nauman and passed unanimously to approve the October 7, 2013 minutes with the amendment that Mary Dresser will propose to be considered at the next meeting.

**REVIEW LAND DEVELOPMENT PLAN OF SAUDER MOTORS, INC. AND CONSIDERATION OF WAIVERS:** Bill Swiernik and Daryn Sauder were in attendance for the review of a land development plan. Mr. Swiernik stated that the plan includes comments from the Borough Engineer as well as changes suggested by PennDOT which increase the width of the driveway. He added that they are in need of three additional waivers: number of access drives, clear sight triangles and curb and wheel stops.

The waiver requests and the Borough Engineer's comments were reviewed in detail:

1. Number of Access Drives, Section 602.04.4 – Request three driveways (two full movement and one controlled/exit only). Mr. Swiernik stated that the two northernmost access drives are two-way and the southern access drive will be solely for the movement of the display vehicles. They have received a PennDOT review in which they were most concerned with the configuration of the sidewalk and the placement of the two northernmost driveways. They are proposing stop bars and stop signs at the access drives, do not enter signs and removable bollards at the southernmost access drive.

2. Clear Sight Triangles, Section 602.17.3.7 – Request a waiver of the requirement to provide 150' clear sight triangles. The Borough's Ordinance requires 150' clear sight triangle for accessing an arterial roadway. Mr. Swiernik stated that this requirement would prohibit them from developing anything on the site. What they are requesting in lieu of this requirement is the configuration of the clear sight triangles sightlines to be established using PennDOT's criteria.

3. Curb and Wheel Stops, Section 603.0- 603.10 – Request that no curb or wheel stops be required along the customer parking spaces located at the northern end of the property. Mr. Swiernik stated that curbing is not required to allow for stormwater management and that wheel stops result in a maintenance concern related to snow removal. Mary Dresser stated that she believed wheel stops are necessary to prevent overhang of vehicles into the greenspace, especially in light of the fact that a waiver was already granted to reduce the normally required greenspace width from 10 feet to 5 feet. Mr. Swiernik stated that he believed curb and wheel stops would also be a tripping hazard for pedestrians. Mary Dresser asked Daryn Sauder if he could guarantee that the vehicles would not be parked to overhang into the greenspace. Mr. Sauder stated that they would be parked to look the best because of their varying sizes and that some could overhang the greenspace because of the angled parking. Mr. Swiernik stated that they are not required to install curb and wheel stops in the vehicle display area, only the customer and employee parking areas, and that is the waiver they are requesting. Mr. Sauder asked if the vehicle overhang was an issue with the bowling alley and Mary Dresser stated that it was not required when the bowling alley was built but is in our current ordinance. Ken Johnson stated that he believed vehicles parked on an angle will encroach less on the greenspace than vehicles that are parked perpendicular to the property line. Mr. Swiernik stated that the Sauders are trying to balance the efficient use of the sight, considering its existing conditions, with the goals and objectives of the ordinance requirements. Ken Johnson stated that the curb and wheel stop requirement is for parking lots with greater than 50 parking spaces (they have 27 customer and employee parking spaces) and a decision needs to be made if the display area for vehicles that are for sale is a parking lot. Mr. Swiernik stated that they are requesting this waiver based on a comment by the Borough Engineer. Ken Johnson asked and Mr. Swiernik clarified that they are only requesting a waiver from the northern end of the property because Mr. Swiernik does not believe curb stops and wheel stops are necessary on the remaining sides because it is display area. Shelby Nauman asked if something else, such as signage, could be used to prevent vehicles overhanging the greenspace. Mr. Swiernik stated that they could review and consider installing low shrubs. Mr. Sauder stated that they are not going to want vehicles to overhang onto the grass because of mowing problems and that mostly their employees will be in charge of how vehicles are parked on the northern side because that is where the trade in vehicles and vehicles that are dropped off for service will be parked. Vehicles parked on the eastern and southern sides are vehicles that are on display for sale. Mr. Sauder stated that the light posts and electrical boxes do serve as a perimeter boundary.

Mr. Swiernik stated that for the Highway Occupancy Permits, they created a trip generation calculation of 3,400 driveway trips, which does not create the need for a traffic impact study based on our ordinance. Mr. Swiernik also stated that they are proposing both northern accesses to be both in and out to allow for efficient movement of vehicles. They have resubmitted for their Highway Occupancy Permit from PennDOT.

Mr. Swiernik stated that the vehicle display parking spaces are not proposed to be painted lines because of the varying sizes of vehicles, and are just shown on the plan for reference showing the maximum possible number of vehicles.

Mr. Swiernik stated that the fire company has reviewed the plan for their largest truck and have determined that they are providing adequate access for them. Mr. Swiernik stated that they are also confident that they are providing adequate access for their large delivery vehicles, trash trucks, and recreational vehicles to maneuver the site.

Mr. Swiernik stated that they are not planning to paint directional arrows onto the pavement but instead plan to utilize signage, which they have found is more effective.

Mr. Swiernik provided an updated photometric lighting plan and stated that there is some light spray at the base of the pole on the southern property boundary to another commercial property, even though they are only 20 feet high and have cut off collars installed. It was the consensus that their lighting plan, as shown, does meet the Borough's ordinance.

Barbara Dombach asked if the lights would be on all night long to which Mr. Sauder stated that some of the lights on the building will be on for security reasons but the pole lights would not be on all night.

Mary Dresser asked about the landscaping plan, stating that she thought they intended to plant low shrubs and low plantings in light of the tree waiver, and noted that the landscaping plan they provided shows a total of eight shrubs to be planted on the property.

May Gaynor stated that the Regional Joint Planning Commission and citizens had wanted to have the major corridors nice looking with landscaping and trees and what Mary Dresser is saying is what was put forth at those meetings. She added that trees and landscaping slow down water runoff as well.

Mr. Swiernik asked about the Engineer's comment regarding landscaping around the dumpster enclosure. It was discussed that the Ordinance states that either an enclosure or landscaping is necessary and they are choosing to have the enclosure.

Sidewalk details have been revised as suggested by the Borough Engineer. Mr. Swiernik stated that the sewer dump station is not a public dump station.

The stormwater review comments were reviewed and will be shown on the plan as noted.

Mr. Swiernik stated that the one thing that needs to be completed is for a professional engineer to design the wall.

Brad Stewart, the Borough's LCPC representative, stated that the County's transportation planner was not concerned with the curb and wheel stops because it was mainly for display vehicle parking. Mary Dresser stated that because the wheel and curb stops will be for the employee's use in parking the display vehicles instead of being abused by the general public, she was even more in favor of them being installed to help regulate the overhang issue.

Shelby Nauman stated that she didn't believe the curb and wheel stops are practical on a used car lot and that the Borough Engineer is in favor of the waiver request.

Bob Marshall made a motion to recommend Borough Council approve the waiver of Section 602.04.4 regarding the number of access drives, seconded by Mary Dresser and passed unanimously.



Bob Marshall made a motion to recommend Borough Council approve the waiver of Section 602.17.3.7 regarding clear sight triangles, seconded by Shelby Nauman and passed unanimously.

Shelby Nauman made a motion to recommend Borough Council approve the waiver of Section 603.05-603.10 regarding curb and wheel stops. Bob Marshall seconded the motion. Motion carried with members Johnson, Marshall and Nauman casting assenting votes. Member Dresser cast a dissenting vote.

Mary Dresser stated that she would like the applicant to put a good faith effort to provide more landscaping. Bob Marshall stated that the applicant is aware of the feelings of the community regarding greenspace and shrubbery and hopes that they consider that when doing the final plan to maintain or improve the beauty of the community.

Bob Marshall made a motion, seconded by Shelby Nauman and passed unanimously to recommend Borough Council approve the preliminary/final land development plan of Sauder Motors, Inc. as submitted.

**STRASBURG BUSINESS PLACE ARTIFICIAL CONSTRUCTED WETLAND – EDUCATIONAL PRESENTATION BY KLEINSCHMIDT:**

Mark Bowen of Kleinschmidt Associates was in attendance. He stated that they are in the process of constructing an evapotranspiration constructed wetland which was made possible by a Go Greener grant they received that was submitted by Tyler Kreider of their firm and sponsored by Stephen Smoker. He stated that they want to study the amount of water that is evaporated by this design. He stated that this type of basin is being recommended as a “Best Management Practice.”

He provided the following example of evapotranspiration: 45 inches of rainfall falls, 25% of that goes back up in evapotranspiration and only about 6 inches infiltrate fully, showing that evapotranspiration is more than twice of what infiltration is in the natural system.

Mr. Bowen provided photographs of evapotranspiration constructed wetlands he has installed previously as well as the design plans for the one they are installing on Historic Drive.

Mr. Bowen stated that they are doing this as an education project because of MS4 requirements to install Best Management Practice wetlands. They are encouraging intergovernmental agreements to address MS4 requirements.

Mr. Bowen thanked the Borough and the Borough Engineer for working with him to have this installed.

Ken Johnson expressed his appreciation for the project they are doing as well as for providing some educational background on the process and how it functions.

Mr. Bowen stated that Kleinschmidt is a nationwide firm that does hydroelectric engineering, environmental engineering, stormwater, rare and threatened endangered species, stream restoration and water quality sampling.

May Gaynor asked if the BMP program we are working on includes new construction and recommends the evapotranspiration wetland swales? She added that the City of Lancaster is doing new stormwater management things and getting credit for it and asked if the Borough should find different projects in the Borough to obtain some points for the MS4 planning? Mr.

Bowen stated that the Borough will receive recommendations in their watershed improvement plan.

The members thanked Mr. Bowen for his attendance and presentation.

**OTHER BUSINESS:** None.

**CITIZEN COMMENTS:** None.

**ADJOURNMENT:** Bob Marshall made a motion, seconded by Shelby Nauman and passed unanimously to adjourn the meeting at 9:00 p.m.

Respectfully submitted,

Lisa M. Boyd  
Borough Manager



Mary Dresser made a motion, seconded by Bob Marshall and passed unanimously to recommend Borough Council approve the subdivision plan of the First Presbyterian Church of Strasburg as submitted.

**OTHER BUSINESS:** The Borough Manager reminded the members that the next meeting is one week later, Monday, January 13, 2014 at 7:00 pm because the Borough Council is required to reorganize every even-numbered year on the first Monday. She stated that the only item currently for that agenda is the review of the revised Stormwater Management Ordinance to address Act 167.

**CITIZEN COMMENTS:** None.

**ADJOURNMENT:** Bob Marshall made a motion, seconded by Mary Dresser and passed unanimously to adjourn the meeting at 7:38 p.m.

Respectfully submitted,

Lisa M. Boyd  
Borough Manager