

January 11, 2016 – Meeting Canceled

commercially zoned so there is no negative impact on the use of the adjoining properties. He added that by proposing the use on the Route 896 Bypass, it keeps such uses out of the middle of the Borough and provides for travelers to purchase gas and prepared foods.

When questioned, Mr. Martineau stated that they are proposing when the adjoining property is developed that there will be a second access by way of an easement to the Rutter's and will make it easier for trucks to get back to the diesel fueling area.

Mr. Martineau stated that the Route 896 Bypass was built with development like this in mind, there is public water and sewer and since they are not proposing adding any new residences, there will not be any increased demand on public schools. Mr. Koratich stated that they will be extending the public water and sewer lines across the frontage to that common property line for future use by Mr. Smoker for the adjoining lot. Mr. Koratich also stated that they will also be installing fire hydrants at the appropriate spacing as required.

Mary Dresser asked about parking space and Mr. Martineau stated that they did seek and receive a variance from the required number of parking spaces in that up to 100 spaces were required and they received relief to provide 78 spaces. Mr. Martineau stated that they have even less parking available at some of their larger locations and feel this number is sufficient and by not having too many parking spaces, it reduces the chance that it becomes used as a park and ride area or an area for teenagers to hang out. Shelby Nauman asked if they found that they didn't need the 78 parking spaces if they would come back to get permission to remove some of the spaces and make that area a greenspace? Mr. Martineau stated that the Zoning Hearing decision required at least 78 spaces and that they would have to come back to another Zoning Hearing to reduce the number of spaces. He stated that he did not believe they would go through the process to remove parking spaces but when pressed, he did state if they had a bunch of crime problems and if they were faced with a choice between crime or coming in to ask to tear up some asphalt that they would consider it. Mr. Martineau stated that they do have security cameras that pretty much cover the entire paved portion of the property.

Ken Johnson asked if overnight truck parking were permitted and Mr. Martineau stated that they post the property that only one or two hour parking is permitted and that they do not provide any overnight truck amenities such as showers or electrical hookups.

Mary Dresser asked about their lot coverage and Mr. Koratich stated that he believed their plan was right at 60% lot coverage and that they are proposing underground stormwater systems and a surface system and plan to tie into the existing storm sewers on 896.

Mr. Martineau stated that according to our ordinance, the access should be from an arterial collector road and Historic Drive is a controlled access arterial road. Regarding litter control, Mr. Martineau stated that they have an employee go around the property at the change of every shift to clean up the lot, have trash cans at every fueling station, trash cans at the doors, and that they make sure that they keep it clean because customers don't like to come to a dirty store.

Ken Johnson asked and Mr. Martineau stated that the store and food service is proposed to be open 24 hours per day. He also stated that the only exterior speakers proposed are the ones they are required to install on the fuel pumps and if anything is played through the speakers that it is at a low level and not audible off of the property. There is no exterior seating or play areas proposed.

Shelby Nauman asked about grass, setbacks and landscaping. Mr. Koratich stated that they are proposing a majority of 35 foot setbacks and 20 foot setbacks at the truck parking and they are not planning to disturb the existing green perimeter landscaping and will offset it with some additional plantings as is typically done.

Shelby Nauman asked about lighting and Mr. Martineau stated that they are proposing only downward facing lighting, adjustable LED lights (can make them brighter or dimmer from a control in the store), and that the lighting around the fuel pumps is up in the canopy so it only shines down and not off the property. Mr. Martineau added that the canopy lighting they use actually has blackout tape behind it so at night it looks very different, you just see a red, yellow and red stripe and the whole canopy is not lit up. Mr. Koratich stated that they are proposing a couple of free standing poles and that they do not propose any light spill over and Ken Johnson stated that the photometric plan will be reviewed during the land development process.

Dominick Di Bella asked about signage and Mr. Martineau stated that they also received a zoning variance regarding signs and they are planning to install a pole sign that they have to keep 100 feet away from the traffic light because the sign uses red and green lights. He also stated that they are proposing two wall signs but he was unsure at this time if they would be at the doors or on the canopy.

Dominick Di Bella asked if the access road will be widened to which Mr. Martineau stated that they are not proposing to widen it and it will be up to PennDOT to determine the turning lanes because it is their intersection.

Mary Dresser asked if they considered pursuing this project under the Gateway Overlay Zone to which Mr. Martineau stated that they did not consider utilizing that zone because that zone prohibited some of the things they wanted such as interior seating and the standard appearance of their stores.

Ken Johnson asked if they had data that showed the percentage of customers that eat in compared to those that take out. Mr. Martineau did not have that data and added that the eating area does not have a waitress but is more of a self-serve area where you place your order, get your receipt, go to another register and pay and then when they call your number you pick up your food and then can either sit and eat it or take it with you.

Dominick Di Bella asked about the construction schedule and Mr. Martineau stated that they usually figure about 100 days for construction but that does not include the PennDOT right-of-way reviews.

Mr. Martineau stated that if they receive a recommendation for approval for the fast food conditional use, they plan to seek approval from the Borough Council at their February 9, 2016 meeting and then apply for preliminary/final plan reviews.

Mary Dresser asked about the number of employees they are proposing and Mr. Martineau stated that they are proposing approximately 40 employees.

Ken Johnson asked if they do a greenbelt build and Mr. Koratich stated that they have not gone through the process to get certified but it would qualify as a certifiable build.

The Borough's Lancaster County Planning Commission representative, Brad Stewart, stated that he was involved with the Rutter's application with the Leola store and that generally worked out

very well. He stated that Leola asked for sidewalks and they did install sidewalks. He also stated that they were pretty good with having directional arrows for the trucks to lead them to the diesel pump station. The only confusing issue he had with the Leola plan was truck parking but that was because of the Leacock's Zoning Ordinance and that the Leola site is bigger than the one that is proposed for Strasburg.

Ken Johnson asked about sidewalks and Mr. Martineau stated that he believed they would be required. Ken Johnson reminded the members that when Mr. Smoker reaches a certain buildout on the other side of the road, he is responsible to install sidewalks as well.

Mr. Martineau also stated that they will be installing hitching posts.

Dominick Di Bella made a motion, seconded by Bob Marshall and passed unanimously to recommend Borough Council approve the Conditional Use for M&G Realty from Section 206.4.3 Fast Food Restaurant.

Denise Waller stated that she believed there will be a lot more people walking to the site if the Rutter's is approved and that the sidewalks would be necessary.

Mary Dresser asked if they had a variety of choices for brick color to which Mr. Martineau stated that they have a standard look that they try to maintain but that it does change over the years as industry changes.

OTHER BUSINESS: The Borough Manager stated that in addition to the Rutters, a subdivision for the Fireside Tavern as well as updating the Floodplain Ordinance may be items for the March agenda.

Brad Stewart stated that Lisa Boyd is on the Borough's Collective Working Group with other Managers from Elizabethtown, Denver and Ephrata Boroughs that are reviewing economic development strategies with the Economic Development Group and the Lancaster County Planning Commission

CITIZEN COMMENTS: Denise Waller stated that she is not in favor of the Rutter's because it may affect the little shops but she understands it is progress. Bob Marshall stated that he believed it would be a different set of clientele that would patronize the Rutter's compared to the small coffee shops.

ADJOURNMENT: Dominick Di Bella made a motion, seconded by Bob Marshall and passed unanimously to adjourn the meeting at 8:22 p.m.

Respectfully submitted,

Lisa M. Boyd
Borough Manager

**STRASBURG BOROUGH
PLANNING COMMISSION MINUTES
March 7, 2016**

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

Others Present: Lisa M. Boyd, Borough Manager
David Martineau, Rutter's Counsel
B.C. Desai
Dennis Gehringer

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 FEBRUARY 1, 2016: Dominick Di Bella made a motion, seconded by Mary Dresser and passed unanimously to approve the minutes of the February 1, 2016 minutes as printed.

RUTTER'S FARM STORE – REQUEST FOR WAIVER OF PRELIMINARY PLAN PROCESS: David Martineau, Rutter's Counsel was in attendance and explained that they have applied for a waiver of the Preliminary Plan Requirement. Mr. Martineau stated that he did receive the comment letters from HRG and Morgan, Hallgren, Crosswell & Kane and is in agreement with the substance and that any relevant previous plan notes be carried over to their plan. Mr. Martineau stated that the Borough has had opportunity to look at this plan during their Zoning Hearing and Conditional Use applications.

Dominick Di Bella made a motion, seconded by Mary Dresser and passed unanimously to recommend Borough Council approve the waiver from Section 301, Preliminary Plan Processing, of the Subdivision and Land Development Ordinance, subject to the following conditions suggested by the Borough solicitor and/or engineer:

1. Applicant shall comply with the conditions imposed by the Zoning Hearing Board in its decision dated January 18, 2016, which conditions shall be included as Plan Notes on the Final Subdivision and Land Development Plan.
2. Applicant shall comply with the conditions imposed by Borough Council in connection with its decision granting a conditional use dated February 9, 2016, which conditions shall be included as Plan Notes on the Final Subdivision and Land Development Plan.
3. Applicant shall comply with Section 601 of the Subdivision and Land Development Ordinance regarding compliance with all conditions, restrictions, and notes imposed on the prior approval of recorded subdivision and/or land development plans of which all or any portion of the land included in this Application was a part.
4. The Borough may refuse to issue any permit or grant any approval necessary to improve or develop the Project Site or any part thereof unless such improvement or development is in

accordance with the conditions imposed upon the approval of the Final Plan and any prior plans for the Project Site.

5. This waiver only pertains to the requirement for two-step plan processing. Therefore Applicant shall comply with all requirements of the Subdivision and Land Development Ordinance pertaining to both preliminary plans and final plans in connection with the processing of the Final Plan unless Borough Council grants a waiver from any such requirement.

6. The applicant has not provided a Traffic Impact Report or requested a waiver/modification of the Traffic Impact Report requirement (SALDO 402.05.4). The applicant shall comply with the Traffic Impact Report Requirement.

FIRESIDE RESTAURANT – REQUEST FOR WAIVER OF PRELIMINARY PLAN

PROCESS: B.C. Desai and Dennis Gehringer were in attendance and reviewed their request to waive the preliminary plan process. Mr. Gehringer stated that this plan is basically creating lot lines so the existing restaurant can be independently owned. Mr. Gehringer acknowledged receipt of letters from Morgan, Hallgren, Crosswell and Kane and ELA and plan to include their comments. The Borough Manager noted that, based on when the applicant submitted their plans, comments from the Lancaster County Planning Commission will be available for consideration at the April 4, 2016 meeting.

Mary Dresser made a motion, seconded by Shelby Nauman and passed unanimously to recommend Borough Council approve the waiver from Section 301, Preliminary Plan Processing, of the Subdivision and Land Development Ordinance, subject to the following condition suggested by the Borough solicitor and/or engineer:

1. This waiver only pertains to the requirement for two-step plan processing. Therefore Applicant shall comply with all requirements of the Subdivision and Land Development Ordinance pertaining to both preliminary plans and final plans in connection with the processing of the Final Plan unless Borough Council grants a waiver from any such requirement.

The requirement to install sidewalks within five years from the date of the opening of the Holiday Inn Express was discussed and it was the consensus that all involved parties should be reminded of this requirement. The Borough Manager stated that she has previously discussed this with Mr. Gehringer.

FLOODPLAIN ORDINANCE 2016-1: The Borough Manager stated that, based on FEMA reducing the floodplain zone, our ordinance needed to be revised. She stated that this has been reviewed by the Lancaster County Planning Commission during a staff review, and they recommend approval. The Borough Manager stated that this update is required to be adopted by April 2016 and that it is scheduled for approval by Borough Council at their meeting tomorrow night. Ken Johnson stated that this reduction by FEMA now eliminates the requirement for five Borough properties to purchase flood insurance.

Mary Dresser made a motion, seconded by Dominick Di Bella and passed unanimously to recommend to Borough Council that they enact the Floodplain Ordinance #2016-1 as prepared by the Borough solicitor.

OTHER BUSINESS: None.

CITIZEN COMMENTS: None.

ADJOURNMENT: Dominick Di Bella made a motion, seconded by Mary Dresser and passed unanimously to adjourn the meeting at 7:40 p.m.

Respectfully submitted,

Lisa M. Boyd
Borough Manager

**STRASBURG BOROUGH
PLANNING COMMISSION MINUTES
April 4, 2016**

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

Others Present: Lisa M. Boyd, Borough Manager
David Martineau, Rutter's Counsel
B.C. Desai
Dennis Gehringer
David Haines, Fireside Restaurant
Brad Stewart, LCPC
Neil Metzger, LSC Design

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 7, 2016: Dominick Di Bella made a motion to approve the minutes of the March 7, 2016 minutes as corrected. Shelby Nauman seconded the motion. Members Johnson, Nauman, Di Bella and Dresser cast assenting votes. Member Marshall abstained from voting because he was not in attendance for the meeting.

FIRESIDE RESTAURANT – REVIEW AND RECOMMENDATION ON WAIVERS AND FINAL PLAN: In attendance to review this application were planner Dennis Gehringer, managing partner B.C. Desai, and owner/manager of Fireside Restaurant David Haines. Mr. Gehringer stated that the subdivision plan is purely to establish a lot line that runs between the Clarion Inn and the Fireside Restaurant, which creates a lot for the Fireside Restaurant that can be independently owned. There is no construction or improvements proposed with this plan. Mr. Gehringer explained the two waiver requests:

1. Perimeter Landscaping, SALDO Section 603.09 – individual lots are functioning as a center and utilize one parking lot and plan to continue to utilize the existing parking lot and landscaping along the property line is not possible.

Bob Marshall made a motion, seconded by Shelby Nauman and passed unanimously to recommend Borough Council approve the waiver from Section 603.09, Perimeter Landscaping, of the Subdivision and Land Development Ordinance.

2. Sidewalks, SALDO Section 604 – there is a previous waiver which requires the current single lot to install sidewalks either if new construction occurs or within 5 years from the date of the Holiday Inn Express occupancy and they are asking for that same condition to remain as this subdivision is only creating two lots that aren't doing construction. Mr. Gehringer stated that they have to determine the sidewalk design because since Historic Drive is a state highway and sidewalks are not allowed within the right-of-way of Historic Drive and could need to be changed if new construction occurs.

Mary Dresser made a motion, seconded by Bob Marshall and passed unanimously to recommend Borough Council approve the waiver from Section 604, Sidewalks, of the Subdivision and Land Development Ordinance, subject to the conditions of the Borough Solicitor and Engineer.

Bob Marshall made a motion, seconded by Mary Dresser and passed unanimously to recommend Borough Council approve the Final Plan for the Fireside Restaurant subdivision, subject to the conditions of the Borough Solicitor and Engineer.

RUTTER’S FARM STORE – REVIEW AND RECOMMENDATION ON WAIVERS:

David Martineau, Rutter’s Counsel and Neil Metzger from LSC Design were in attendance and reviewed their waiver requests.

1. Existing tree location, SALDO Section 402.03.6 and 403.05 – the ordinance requires the applicant to call out and provide the measurements of the existing trees on the site and there is currently an existing fence/tree row which has a large variety and sizes of trees. The applicant is asking to identify them as an outline of a tree row. The Engineer suggested that the tree removal area be clearly noted/labeled on the existing conditions and demo plan, any trees with a caliper of 6 inches or more be flagged prior to removal and then after the Borough confirms the number of trees to be removed, those trees are required to be replaced in kind. The Tree Committee is recommending approval if fencing is installed at the dripline to protect the trees during construction.

Mary Dresser made a motion, seconded by Bob Marshall and passed unanimously to recommend Borough Council approve the waiver from Section 402.03.6 and 403.05, Existing Tree Location, of the Subdivision and Land Development Ordinance, with the conditions that 1) the tree removal area be clearly noted/labeled on the existing conditions and demo plan, 2) the developer/contractor flag any trees with a caliper of 6 inches or more prior to removal and then after the number of trees to be removed has been confirmed by the Borough, they be required to be replaced in kind and 3) to install tree protection fencing at the dripline to protect the roots except in the area where the parking is located and the grading will indicate the loss of the tree, to protect the existing trees during construction.

2. Perimeter landscaping, SALDO Section 603.09 – they are requesting a waiver and propose a reasonable amount of trees and shrubs in and around the parking areas and site perimeter. The Borough Engineer is recommending approval of this waiver only for the western landscape strip due to the utility easement, sight triangle and underground detention areas but to require the improvements in the remaining landscape strips. Mr. Metzger asked if the existing 6+” inch caliper trees that have to be replaced under the waiver from Section 402.03.6 and 403.05 count towards the required trees, to which it was the consensus that those would not count toward this required landscaping because they are addressed under a different section. Mr. Metzger stated that they cannot provide the required landscaping along the street frontages, north and west due to the existing underground utilities, drainage easement, stormwater and signal equipment. After discussing the street tree waiver, it was the consensus of the Planning Commission that some middle ground could be achieved with regard to perimeter landscaping. The applicant will review their plans and come back with a revised plan with more trees.

It was the consensus to table this waiver request until the next meeting.

3. Street Trees, SALDO Section 613.02 and 613.02.3 – they are proposing 4 street trees because of the limited landscape space due to the existing and proposed utility easements and that a 40 foot spacing requirement is not feasible. Based on the ordinance, 13 trees would have been required. Mary Dresser asked if the available areas for trees that are not in easement, above stormwater or next to pavement could be designated. Mary Dresser suggested the possibility of clustering trees, noting that the Amur Maple is a very narrow tree and would look lost if they were spaced 40' apart. Ken Johnson stated that he believed it was not possible to install the street trees per the ordinance.

Bob Marshall made a motion, seconded by Dominick Di Bella and passed unanimously to recommend Borough Council approve the waiver from Section 613.02 and 613.02.3, Street Trees, of the Subdivision and Land Development Ordinance, with the conditions that the developer will look at the possibility of installing an additional tree on the north side of the entrance on Street A and to retain the tree that is existing on the south side.

4. Landscape Strips and Interior Landscaping, SALDO Section 613.03 and Zoning Ordinance 312.2 – Regarding interior landscaping, Neil Metzger stated they could locate one or two additional trees to meet the requirement. Mary Dresser suggested installing shrubs to wrap the East side bed. She also stated that the argument that trees block the commercial building's exposure is incorrect and that she believes it actually enhances the business and makes it more appealing.

Neil Metzger stated that based on the previous conversations and changes they agreed to, they are requesting this request be tabled so it can be clearly shown on the plan what they are proposing.

5. Stormwater Loading Ratio, SWMO Section 302.a.2.c – a waiver has been requested from the loading ratio requirement of 3:1 impervious to pervious surface area and due to the limited site locations for stormwater management, they are providing 2 underground basins and one surface basin depression. The applicant is providing water quality snouts and with the execution of a Storm Water Management Agreement, the landowner will be responsible for operation and maintenance of all stormwater facilities.

Mary Dresser made a motion, seconded by Bob Marshall and passed unanimously to recommend Borough Council approve the waiver from Section 302.a.2.c, Stormwater loading Ratio, of the Storm Water Management Ordinance.

6. Stormwater Watershed Transfer, SWMO Section 304.e – a waiver has been requested because our Stormwater Management Ordinance does not allow water to be transferred between watersheds and there are no existing watercourse exits to receive runoff from the eastern watershed and they are requesting to have the entire site drain to the west into the Historic Drive Stormwater Management system. They will meet the ordinance as far as volume control, maximum discharge rate control and stormwater quality measures. The Borough Engineer supports the request but requests that revised calculations that show the post development runoff rates to be less than the pre development runoff rates.

Mary Dresser made a motion, seconded by Dominick Di Bella and passed unanimously to recommend Borough Council approve the waiver from Section 304.e, Stormwater Watershed Transfer, of the Storm Water Management Ordinance, conditioned on the applicant submitting revised calculations that show the post development runoff rates to be less than the pre development runoff rates and any additional Borough Engineer's comments.

7. Emergency Spillway, SWMO Section 307.a.1.(e).[2] and 307.a.1.(e).[4] – a waiver has been requested because the outlet structure will have discharge orifices and they are asking that the top of the structure be the emergency spillway for the 100 year storm instead of installing a depression in the berm. The Borough Engineer supports this waiver be granted as long as the applicant provide calculations documenting the water surface elevation assuming all openings are clogged except for the outlet structure grate and provide a one foot freeboard (top of berm to 100-year water surface elevation).

Bob Marshall made a motion, seconded by Mary Dresser and passed unanimously to recommend Borough Council approve the waiver from Sections 307.a.1.(e).[2] and 307.a.1.(e).[4], Emergency Spillway, of the Storm Water Management Ordinance, conditioned that the applicant provide calculations documenting the water surface elevation assuming all openings are clogged except for the outlet structure grate and provide a one foot freeboard (top of berm to 100-year water surface elevation).

8. Traffic Impact Report, SALDO Section 402.05.4A – a waiver has been requested because a traffic study was already completed for the entire corridor which assumes this type of store in this location. A Traffic Signal Study, as required by PennDOT, was completed.

Mary Dresser made a motion, seconded by Shelby Nauman and passed unanimously to recommend Borough Council approve the waiver from Section 402.05.4A, Traffic Impact Report, of the Subdivision and Land Development Ordinance, conditioned on the Engineer's recommendation that the applicant draft and enter into a maintenance agreement with the Borough to cover all future signal maintenance costs associated with the addition of the fourth leg of the intersection, including pavement markings, signage, loop sensors, any additional cabinet equipment required to accommodate the fourth leg including conflict monitors, signal display, including signal heads and lights, mast arms, and pedestrian signal heads and push buttons for the Street A crossing as well as the Solicitor's condition that the Applicant and Landowner shall indemnify and hold the Borough harmless from any requirements imposed by the Pennsylvania Department of Transportation upon the Borough of Strasburg to construct or to fund the cost of constructing any on-site or off-site improvements to the State Highway System incident to or arising from the Rutter's Project, including the cost of highway improvements which increased traffic or surface drainage may necessitate. Applicant and Landowner shall also remain responsible for compliance with General Design Note No. 24 as set forth on the Revised Subdivision Plan for Strasburg Business Place recorded at Subdivision Plan Book 2010-0195-J.

9. Interior Landscaping, SALDO 603.10 – a waiver request was submitted because our ordinance requires a landscaping break up at least every ten (10) parking spaces and the applicant is proposing eleven (11) spaces, (thirteen (13) spaces total if the ADA access aisles are included) along the front of the store. The total required interior landscaping percentages are met elsewhere on the plan and the Borough Engineer supports the waiver.

Mary Dresser made a motion, seconded by Bob Marshall and passed unanimously to recommend Borough Council approve the waiver from Section 603.10, Interior Landscaping, of the Subdivision and Land Development Ordinance.

10. Sidewalk, SALDO Section 604.01 – a waiver request was submitted because they are proposing public sidewalks along the majority of the frontage and they are only requesting a

waiver to not provide sidewalks along the north side of the Street A driveway, noting that that sidewalk would not connect to anything and there are existing trees in that location. The Borough Engineer and Solicitor recommend that this waiver not be completely waived but rather deferred so that if in the future the Borough determines that this sidewalk along Street A from the access drive to the northern property line is necessary or desirable, the owner of Lot 1, which they are recommending to revised to be Lot 7, shall install the sidewalk at the Owner's expense.

Bob Marshall made a motion, seconded by Shelby Nauman and passed unanimously to recommend Borough Council approve the waiver from Section 604.01, Sidewalks, of the Subdivision and Land Development Ordinance, to require public sidewalks along the frontage except for the north side of the Street A driveway with the condition that installation is not waived but deferred so that if in the future the Borough determines that this sidewalk along Street A from the access drive to the northern property line is necessary or desirable, the owner of Lot 1, which they are recommending to revised to be Lot 7, shall install the sidewalk at the Owner's expense.

OTHER BUSINESS: None.

CITIZEN COMMENTS: None.

ADJOURNMENT: Bob Marshall made a motion, seconded by Dominick Di Bella and passed unanimously to adjourn the meeting at 8:37 p.m.

Respectfully submitted,

Lisa M. Boyd
Borough Manager

**STRASBURG BOROUGH
PLANNING COMMISSION MINUTES
May 2, 2016**

Members Present: Ken Johnson Mary Dresser
Bob Marshall

Others Present: Lisa M. Boyd, Borough Manager
David Martineau, Rutter's Counsel
David Koratich, LSC Design
Steven 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.

CITIZEN COMMENTS: None.

MINUTES OF APRIL 4, 2016: Bob Marshall made a motion, seconded by Mary Dresser and passed unanimously to approve the minutes of the April 4, 2016 minutes as submitted.

RUTTER'S FARM STORE – REVIEW AND RECOMMENDATION ON REMAINING WAIVERS AND FINAL PLAN: David Martineau, Rutter's Counsel and David Koratich from LSC Design were in attendance and reviewed their two outstanding waiver requests.

Mr. Martineau stated that they redesigned the cluster in the southeastern corner. Ken Johnson stated that the Planning Commission understands the challenges with the easement along the frontage. The Borough Engineer recommended approval of these waivers.

Waiver Request - Perimeter landscaping, SALDO Section 603.09 – Mary Dresser made a motion, seconded by Bob Marshall and passed unanimously to recommend Borough Council approve the waiver from Section 603.09, Perimeter Landscaping, of the Subdivision and Land Development Ordinance.

Waiver Request - Landscape Strips (SALDO 613.03) and Interior Landscaping (Zoning Ordinance 312.2) – Mr. Martineau stated that they have submitted a revised plan and now meet the interior landscaping requirement (ZO 312.2) and the only waiver requested is from SALDO 613.03 for Landscape Strips to remove the utility easement areas from the landscape strip requirement calculation – Bob Marshall made a motion, seconded by Mary Dresser and passed unanimously to recommend Borough Council approve the waiver from Section 613.03, Landscape Strips, of the Strasburg Borough Subdivision and Land Development Ordinance.

Ken Johnson asked Mr. Martineau and Mr. Koratich if they had received the comment letter from the Strasburg Borough Authority to which they stated that they have received it and several of the comments had already been being addressed before they received the letter.

Mary Dresser asked the status of them receiving their Erosion & Sedimentation and NPDES approvals. Mr. Koratich stated that they received an email from the Conservation District stating that their Erosion and Sedimentation Plan was approved.

The sidewalk along Historic Drive that is proposed within the Historic Drive drainage easement was discussed. Mr. Martineau stated that they have worked through this matter to the satisfaction of the Borough Engineer by extending the storm pipe to collect runoff from lot 8.

The Borough Manager noted that as with any plan, the Solicitor puts together a list of conditions, and they have been provided to Mr. Martineau and he is acceptable to those conditions.

Mary Dresser made a motion, seconded by Bob Marshall and passed unanimously to recommend Borough Council approve the Final Plan for the Rutter's Farm Store, subject to continuing to satisfy the Engineer's comments, obtaining any outstanding approvals that are needed and subject to the conditions of the Borough Solicitor and Engineer.

OTHER BUSINESS: None.

CITIZEN COMMENTS: None.

ADJOURNMENT: Bob Marshall made a motion, seconded by Mary Dresser and passed unanimously to adjourn the meeting at 7:40 p.m.

Respectfully submitted,

Lisa M. Boyd
Borough Manager

June 6, 2016 – Meeting Canceled

July 11, 2016 – Meeting Canceled

August 1, 2016 – Meeting Canceled

September 12, 2016 – Meeting Canceled

October 3, 2016 – Meeting Canceled

November 7, 2016 – Meeting Canceled

December 5, 2016 – Meeting Canceled