

**Strasburg Regional Joint Planning Commission**  
**January 20, 2004 - 7:30 P.M.**  
**Strasburg Borough Municipal Building**  
**145 Precision Avenue, Strasburg, PA**  
**Minutes**

Members Present:	<u>Strasburg Borough</u>	<u>Strasburg Township</u>
	Mike Sollenberger	Peg Dearolf
	Joe Orndorff	Carl Beck
	Jeff Mills	Tom Long
		Caroline Morton

Others Present: Mark Stivers, LCPC  
Jim Cowhey, LCPC  
Lisa M. Boyd, Strasburg Borough Manager  
Christine Drennen  
May Gaynor  
Larry Shurr  
Cindy Hummel, Lancaster Newspapers  
R. Steven Dellinger, AICP, Hanover Engineering  
Brian F. McElroy, Hanover Engineering  
Sarah Endriss, Wallace, Roberts & Todd  
Cristyl A. Lapi, Spotts, Stevens and McCoy, Inc.  
Patrick Sampsell, Rettew Associates  
Cheri Fogarty, Community Planning Consultants  
Jennifer Hurle, Hurley-Franks & Assoc.  
Jerome Skrincosky, Hawk Valley Associates, P.C.  
Tara Tracy, Brandywine Conservancy

**Public Comment:** None.

**Minutes of December 16, 2003:** Joe Orndorff made a motion, seconded by Caroline Morton and passed unanimously to approve the minutes of December 16, 2003, as printed.

**Status of Legal Agreements:** It was reported that the intermunicipal agreements have not yet been signed, and are currently being reviewed by the Solicitor.

**Brief History of Project:** Mike Sollenberger stated that the current Joint Comprehensive Plan was the first joint plan in Lancaster County, and was adopted 10 years ago. The current plan is in need of revision to include the law changes from the MPC 2000 update and fresh ideas. Mike Sollenberger stated that Strasburg Borough's goals are to preserve historic buildings and streets and Strasburg Township's goals include agriculture and farm preservation. Specific areas to be addressed during the revision of the plan include transportation issues, storm water, water and sewer and future land uses.

Mark Stivers of the LCPC stated that the key issue is to create a document that is usable and will be referred to when considering new developments, new road systems, and to protect the area to take into the next 10-20 years. The plan should be goal oriented.

**Questions from Consultants:**

What motivated the plan revision now?

The Plan is in need of updating because it is over 10 years old and we need to stay in compliance with state law, growth issues, growth pressure, and transportation issues. Sections of Strasburg Township and all of Strasburg Borough are within the Urban Growth Boundary. A Route 896 Relocation transportation improvement is in its 8<sup>th</sup> year of work and will create growth issues if/when completed. Other areas of concern include storm water issues, environmental concerns, preserving wetlands and stream ways which have received a lot of citizen input. Strasburg has historically been innovative and a leader in that it was the home of one of the first public schools, historically has a high number of voters, and people are involved in the community.

Will copies of the current Comprehensive Plan be available?

Consultants are to state on the sign in list if they desire to purchase the plans, which are available at cost from the Borough. Consultants can contact the Borough directly at 717.687-7732 if they would like a copy.

Is the County GIS data available?

Yes, the county will provide the data only. The County will not do any data analysis or produce any maps.

Are there any recent special studies?

The Official Map has been revised for both the Borough and Township since the Comprehensive Plan was originally adopted. Strasburg Township also had changes to their Zoning Ordinance. Strasburg Borough is in the process of amending the Storm water ordinance and has been working on a Historic Preservation ordinance.

Does the Township have a newsletter or website like the Borough has?

Lancaster County will provide space on their website where information regarding the update of the Comprehensive Plan will be posted.

Are there any specific areas in the current Comprehensive Plan that are not considered strategic or not provide proper guidance? What is needed to make this Plan a usable tool?

The Plan should provide concrete steps to accomplish and complete goals identified in the Plan. The current plan is based on the old model of comprehensive plans. Therefore, though the old plan still has value, all areas need to be reviewed in terms of the recommendations.

What will be involved with the public process?

A Steering Committee will be appointed consisting of approximately 15 members to include 6 members from each the Borough and Township (each municipality appointing 1 from the governing body, 1 Planning Commission member, 1 staff member and 3 citizens at large) 2 representatives from the Lancaster County Planning Commission and 1 representative from the school district. The consultant should provide the Steering Committee with input on how often to

meet (possibly 1 or 2 times per month) to complete the project within a year. Other public input is required during the approval process.

Will the update be a new product or an amendment to the existing plan?

The update will be an addendum to the existing plan. Updated statistics will be included in the plan and the addendum will be how to accomplish the goals and be more detailed.

Since new resources are available, does it make more sense to do a comprehensive update instead of a strategic update?

The update will be a strategic update and the data will be asked to be collected strategically. If the data doesn't have bearing on decision-making, it wouldn't be updated.

What has worked or not worked regarding public involvement?

The Strasburg Borough newsletter receives good feedback from the community and the Strasburg Borough website is being used more and more, but does not have a counter to state the number of "hits" it receives. There are a lot of community organizations. A Strasburg Borough development plan in 2003 brought 20-30 people when the developer was presenting their plans.

What is the consultant's role?

The consultant's role is a driving role to provide the steering committee direction.

Is the update funded by the County Commissioners?

It is the Lancaster County Commissioners policy to support updates to multi-municipal comprehensive plans and have budgeted \$20,000 in 2004 for the update, but doesn't include GIS data. GIS will supply data but will not provide mapping or analysis.

Will a copy of the consultants attending this meeting be provided to everyone?

A list of the questions and answers as well as the list of attendees will be sent to all consultants who requested the RFP.

If the cost of the update exceeds the County Commissioners budget, who is responsible for the overage?

It will be the decision of the Steering Committee, but most likely will be funded by the municipalities. However, both municipalities have tight budgets. Managing and limiting the scale of the update is key for the successful consultant.

What is the status of the Inter-Municipal Agreement?

The Agreement is in the process of being reviewed, and is an agreement specific to this project, which is expected to be signed around the time the Steering Committee and consultant are appointed.

Is joint Zoning a possibility?

Joint Zoning is one of the tools that can be considered but is currently not a specific part of the update.

Are previous minutes of the Regional Joint Planning Commission available?

The approved minutes are available on the Strasburg Borough website at [www.strasburgboro.org](http://www.strasburgboro.org) by clicking on Boards and Commissions on the left, minutes, and then Strasburg Region Joint Planning Commission.

Can the Lancaster County Planning Commission's memorandum regarding the review of the Comprehensive Plan be made available?

The informal comments provided by the Lancaster County Planning Commission can be made available upon request.

Since historic preservation is key in the Borough, is the HARB active?

The HARB is active and is currently in the final stages of updating the HARB Ordinance.

How many copies of the RFP are to be submitted?

10 copies are to be submitted.

Is the alignment fixed for the 896 Relocation Project?

The alignment for the 896 Relocation project is set, the preliminary engineering is completed and are working on obtaining the final agreements (Historic Strasburg Inn changed ownership in 2003). PennDOT has committed funds and is tentatively scheduled to bid the project in 2005 with construction in 2006.

Is a copy of the Lancaster County Comprehensive Plan available after the consultant is selected?

Yes.

Are we open to a more compressed timeline to lessen the amount of consultant time at meetings?

Yes, as long as a complete product is obtained. We were trying to be realistic with saying a year.

## **OTHER BUSINESS**

**Public Comment:** May Gaynor, a resident of Strasburg Borough, stated that the following are her additional suggestions to be considered during the update of the Comprehensive Plan: revitalization, open space preservation/greenbelt, water resources, soil testing, environmental resources, attracting new younger people to town, quality of life issues, congestion, density, community involvement at all kinds of meetings and traffic.

**Adjournment:** Jeff Mills made a motion to adjourn at 8:20 P.M., seconded by Joe Orndorff and passed unanimously.

Respectfully submitted,

Christine Drennen  
Strasburg Borough Clerk

**Strasburg Regional Joint Planning Commission**  
**February 17, 2004 - 7:30 P.M.**  
**Strasburg Township Municipal Building**  
**400 Bunker Hill Road, Strasburg, PA**  
**Minutes**

Members Present:    Strasburg Township    Strasburg Borough  
                         Carl Beck                           Jeff Mills  
                         Tom Long                           Doug Myers  
                         Caroline Morton                           Joe Orndorff  
                             Mike Sollenberger

LCPC     Other  
                         James Cowhey                           May Gaynor  
                             Caroline Herr

The meeting was called to order by Caroline Morton at 7:30 p.m.

The minutes of the meeting of January 20, 2004, were approved as distributed.

A letter was received from the Township solicitor with further comments on the proposed Intergovernmental Agreement. By the time a consultant is hired, the Agreement should be in a form the municipalities can accept.

James Cowhey commented on the review process. The proposals to be discussed are not yet part of the public record. However, on Wednesday, February 18, 2004, copies of the proposals will be available to the public at the Borough and Township municipal buildings. This will be for informational purposes only; photocopies may not be made and the proposals may not be removed from the office. Comments may be submitted in writing by Monday, February 23, 2004.

The Commission members reviewed and commented on each of the six proposals received for Strasburg Regional Comprehensive Plan.

**Community Planning Consultants (CPC)** – received a high rating from 5 of the 7 members, with comments about innovation, open information-gathering process, historic preservation and transportation; concerns about the “team” concept and 6-month timeline.

**Hanover Engineering** – received mixed comments with some people liking their timeline, experience, knowledge of area, contact with Amish; concerns about lack of innovation, overemphasis on data collection.

**Hurley-Raanks & Associates** – most members felt that the firm was too distant and too urban in its concerns without enough historic preservation or rural experience although it looked innovative and had a good planning sequence.

**Rettew Associates** – most members rated high for a good timeline, local experience, public participation techniques.

**Harry Roth** – concerns included the business of a one-person operation, not innovative.

**Spotts, Stevens & McCoy, Inc. (SSM)** – received mixed comments including with some members concerned that there was no experience in Lancaster County and others liking the planning approach and sequence of tasks, zeroing in on local concerns; multiple techniques for public involvement, benchmarking.

Both of the County planners, Cowhey and Stivers, placed CPC, SSM and Rettew in their short list. Since the Commission members liked CPC and Rettew and had mixed reviews of Hanover and SSM, it was decided that at the next meeting, 4 applicants will be asked to give presentations: CPC, Rettew, SSM and Hanover. Roth and Hurley will not be asked. This will be a long meeting with each presentation lasting 15 minutes, 10 minutes for question and 10 minutes for discussion.

The next meeting will be in the Borough building on **March 16, 2004, at 7:00 p.m.**

May Gaynor commented that the public hopes that the Commission will interview keeping in mind concerns about historic preservation and working with the Amish and also consider possible conflicts of interest if a firm does work for developers and other municipalities in the area.

The meeting was adjourned at 9:02 p.m.

Caroline D. Herr  
Township Secretary

## **Strasburg Region Joint Planning Commission July 17, 2007**

On Tuesday, July 17, 2007, the Strasburg Region Joint Planning Commission held its regular meeting. Present were Penny D'Alessandro, and Joe Orndorff – Strasburg Borough and Carl Beck, Peggy Dearolf, Tom Long and Caroline Morton – Strasburg Township. Also present were Scott Wails – LCPC and May Gaynor – Borough resident.

On a motion by Orndorff/Long, the members unanimously voted to allow open comment from the public at any time during a meeting.

Chapter 11 of the Strasburg Region Comprehensive Plan was gone through step by step.

Step 1 brought up a question from D'Alessandro about the length of term for the Joint Planning Commission (JPC). Wails commented the members may decide how they wish to proceed and for how long. Long commented it may be worthwhile to have one of the solicitors check the Municipal Planning Code to see what powers the Joint Planning Commission has. On a separate note, Wails recommended contacting Jean Ortiz with the PA Environmental Council for her advice on the formation of an Environmental Advisory Council as set forth in Step 1 bullet item 4. He will check with her about her availability to attend the August or September meeting of the JPC.

Wails also brought up the idea of joint zoning. It can bolster the power of any joint comprehensive plan. He asked if an implementation agreement had been signed by the Township and the Borough. The secretary was directed to bring a copy of the resolution signed on October 9, 2006, to the next meeting. Orndorff asked Wails to provide a sample of an implementation plan for the next meeting.

The issue of to whom the minutes should be made available was discussed. Wails mentioned the governing bodies should be kept abreast of the JPC's deliberations and progress and those notes will support any advice from the JPC. Long raised the question of how best to notify the Zoning Hearing Board members as their communication about certain topics is constrained. The secretary was requested to ask counsel if Zoning Hearing Board members may attend JPC meetings or receive notes from the meetings.

Step 2 has to do with water and sewer from the Borough to the Township in a limited and controlled fashion. Morton said this step grew out of the need for a larger plan for the Township. The Township is not represented on the Borough Authority. D'Alessandro mentioned the Township was given the option to be represented on the Authority years ago and declined. There is history to overcome on both sides of the issue. Wails said the Township and Borough can work together to form a plan for controlled access to sewer and water in the designated growth area to provide the infrastructure necessary to support denser development. He continued saying the idea ties directly into the Gateway North corridor. The concept will need access to public sewer and water to work to its full capacity. Gaynor commented Strasburg residents feel the region is unique and don't want rampant growth. The JPC needs to explore the options and feasibility presented by this plan. It is a tough issue with tough questions to be

addressed. The 537 Plan was also discussed. D'Alessandro asked if funds are available to implement the 537 Plan. Wails will look into it.

Step 3 has to do with the 896 relocation. D'Alessandro will ask Borough Mayor Bruce Ryder to provide an update.

Step 4 was discussed in concert with Step 2.

Step 5 has to do with transportation. The JPC members will choose on or two on which to focus for to approach or consider them all would be a daunting if not impossible task. Gaynor mentioned she has been in contact with LCPC, State Representatives and others about Route 30 and the County long-range transportation plan. She stated the JPC needs to be proactive in communicating what the region wants as far as improvements. She would like to see Step 5 as a high priority to keep pace with what is going on around the area. Working closely with Paradise Township would probably be in the regions best interest to improve flow.

Steps 6,7 and 8 can be worked on simultaneously. Wails will check on costs and scheduling for these points.

Step 9 pertaining to a Township website is in progress at this time.

Step 10 forming a local farmer's market is not a high priority.

Step 11 updating the Historic Resource Inventory was discussed at the Strasburg Township Planning Commission meeting on July 9. The inventory will tie into Step 6 developing the Route 741 Heritage Corridor and a demolition ordinance. The Borough has done much more in this area than the Township and will be called on to provide assistance. Wails commented Carole Wilson of the LCPC has trained volunteers to do the historic evaluations and establish a continuum of building types and resources. This inventory will bolster any zoning changes and challenges and help in planning Steps 6-8. If the JPC decides to go with a professional evaluator, the Urban Enhancement Fund can provide money to offset the fee.

Steps 12 and 13 are tied. The JPC can facilitate Borough and Township zoning hearing boards and ordinances becoming compatible. Wails mentioned there is a time frame within which to bring zoning into consistency with the Strasburg Region Comprehensive Plan. Orndorff thanked Gaynor for attending the meeting.

The secretary was directed to ask counsel about a Joint Official Map for the Borough and Township.

Wails will get Danny Whittles comments on the Route 896 Access Management Study.

The next meeting will be Tuesday, August 21, 2007 at 7:30 p.m. at Strasburg Township.

On a motion by Beck/Orndorff, the meeting was adjourned at 9:20 p.m.

Judith G. Willig

Township Secretary



Strasburg Region Joint Planning Commission  
September 18, 2007

The Strasburg Region Joint Planning Commission met on Tuesday, September 18, 2007 at the Strasburg Borough Municipal Building in Strasburg Borough at 7:30p.m. Present were: Penny D'Allessandro, Joe Orndorff and Patty Hunt from Strasburg Borough and Carl Beck, Peggy Dearolf, Tom Long and Caroline Morton from Strasburg Township. Also present were Mayor Bruce Ryder and May Gaynor – Borough Resident

The meeting was called to order by Joe Orndorff who asked for comments from the public.

Mayor Ryder gave the commission an update on the Access Study and the New 896 road construction:

- The final plan for the by-pass has been sent for review and approval, all steps having been completed. Approval is hoped for in a matter of weeks.
- They are awaiting a letter of agreement from PennDOT
- Right of way was recorded and Borough is legally able to begin eminent domain proceedings
- Developers have signed and Netherlands will sign when owner returns from trip
- Verizon will go through the court process. That being done the project goes to bid. Project could begin in late spring

Caroline Morton asked if sidewalks and walking paths were included. In the Borough, yes. In the Township, no. However, the space is there.

In the center lanes on the bypass there is still space for plantings that will provide pockets approximately 6 ft. wide.

There is also provision for lanes for truck inspection

The Mayor suggested the commission study the 1990 plan, which offered other possibilities as well.

Joe Orndorff thanked the mayor for the update.

The minutes from the last meeting were approved.

**OLD BUSINESS:**

A review of Official Maps of the Borough and township reveals discrepancies, which must be addressed.

-With regard to JPC Implementation Agreement draft, Scott Wails raised this issue with the LCPC and they are working on draft language.

-As to the 896 access study, HRG is in the process of doing this and will brief us.

As to the EAC information, we are asking for booklets and we are asking Jean Ortiz of PAEC for a presentation in either November or December.

With regard to legal response re: Official maps, minutes to zoning boards members, Joselle Cleary is to recommend what changes make sense.

Commission recommended that the SRJCP minutes be posted on municipal websites after approval.

Caroline Morton passed out official maps of the borough and township and a lengthy discussion ensued with various areas coming under discussion. It was decided that using the Comprehensive Survey maps as a tool, the committee should pursue identification of problem areas and try to bring the maps into agreement.

May Gaynor gave the commission an update on increased concern about traffic on 741 by various elected officials.

The next meeting was set for October 16, 2007 at 7:30pm.

The meeting adjourned at 9:10 pm.

**Strasburg Region Joint Planning Commission**  
**October 16, 2007**

On Tuesday, October 16, 2007, the Strasburg Region Joint Planning Commission held its regular meeting. Present were Penny D'Alessandro, Mary Dresser, Patty Hunt and Joe Orndorff – Strasburg Borough and Carl Beck, Tom Long and Caroline Morton – Strasburg Township. Also present were Scott Wails, Mary Frey and Dean Severson – LCPC.

On a motion by Orndorff/Dresser, the minutes of the September 18, 2007 meeting were approved as written.

**Scott Wails, Mary Frey and Dean Severson of the LCPC appeared to present “Balance”** from the Envision Partnership concept. Wails introduced Frey and Severson commenting the concept had been presented to the Borough and the Township for their approval to advance the implementation to the SRJPC. The document was reviewed page by page. The plan puts urban and rural growth strategies together in one format putting rural issues on a par with urban. The question of maintaining the integrity of agricultural land while balancing transportation needs was raised by Hunt. Frey responded LCPC hopes to use an Eastern Lancaster County study as a tool to prevent rampant development on imposed highways. Connectivity is being stressed along with mixed use and mass transit development to cut down on trips. Severson brought up the use of Transfer Development Rights (TDR) with the Commercial/Industrial zone to keep development contained.

Frey pointed out a box on the map that is to contain local goals that support the growth management elements in the LCPC plan. Most of those goals are contained in Chapter 2 of the newly adopted Strasburg Region Comprehensive Plan. Frey offered her help in filling in the goal's box at the next meeting. D'Alessandro thought the SRJPC should do the review and comparison itself and have the LCPC come to the January meeting for comment. She questioned if this was a mandate or a suggestion. Frey responded this is a partnership and not a mandate. Wails suggested any questions the PC may have be sent to the secretary who will then forward them to Wails.

Long had questions about water supply and runoff concerns. Wails responded there will be an Act 167 storm water/watershed study within the next two to three years. It will model runoff and indicate problem areas. There is funding available for remedies to the problems indicated by the study. If the Borough and Township adopt the Act 167 plan, it will give teeth to development zoning.

Wails mentioned the Heritage Byway corridor is a priority and will need municipal input and involvement. Kip van Blarcom is the LCPC contact and Wails will invite him to the March SRJPC meeting to go over the concept and related issues.

The SRJPC asked the status of their request for Jeanne Ortiz to appear and give advice on forming an Environmental Advisory Committee (EAC). Wails will ask if she is available for the February meeting.

Dresser asked for a readable copy of the smart growth framework and consistency review checklist pages for the SRJPC members.

The Commission members asked for a more defined map than was initially provided by the County GIS department. They would like a blowup of the Township from the Township building on Bunker Hill north to the East Lampeter Township line. The secretary will contact the County GIS and request the maps in time for the meeting in November.

Orndorff thanked the LCPC representatives for their time and asked for the continued involvement of the LCPC and Wails in particular as this process moves forward.

On a motion by Orndorff/Beck the meeting was adjourned and the next meeting was set for Tuesday, November 20, 2007 at 7:30 p.m. at the Borough.

Judith G. Willig

Township Secretary

**Strasburg Region Joint Planning Commission**  
**January 22, 2008**

On Tuesday, January 22, 2008, the Strasburg Region Joint Planning Commission held its regular meeting. Present were: Patricia Hunt, Penny D'Alessandro, Peggy Dearolf, Caroline Morton, Tom Long, Carl Beck and Citizen Representative May Gaynor.

Patricia Hunt acted as secretary in the absence of Judith Willig.

The meeting was called to order by Caroline Morton at 7:32. The minutes of the meeting of Nov. 20th were accepted as read by Tom Long.

It had been thought that Scott Wails would return to continue the discussion on the Balance program from the Envision Partnership, but he failed to appear.

There were several items presented for discussion:

- The goals and recommendations set for in the Envision Partnership document introduced by Scott Wails, Mary Frey and Dean Severson at the Oct. 16th meeting.
- The check list presented by Scott Wails.
- Inconsistencies between the GIS maps and Urban Growth maps.
- Urban strategy
- Rural Strategy

Discussion began with the Rural Strategy and continued through the list.

It was the consensus of those present that Borough and Township officials should neither sign the pledge of agreement statement on the "Balance Place-mat" nor fill in the box which is to contain local goals until the Borough and Township determine for themselves these goals (which are already expressed at length in the Comprehensive Plan) and determine their priority in an autonomous fashion.

It was suggested that a list of recommended additions and corrections be kept for future revisions. Case in point: Page 2-2: Goal: Support the work of the Strasburg Borough Historical Commission. There is no such entity.

Patricia Hunt announced she had been researching the cost of a Research Trip to Kentlands in Gaithersburg, Maryland. The community demonstrates clearly many of the suggested ways to incorporate suggestions about infilling, mixed use, walking paths and green space. The bus carries 25 people, there would be an excellent, experienced guide and the driver knows his way around the area very well. Cost of the trip would be \$85.00 which would include the gratuity for the driver and the guide's fee. This is a useful trip as one sees first hand how nice a well planned community can look and how creative thinking can solve problems. Mrs. Hunt visited Kentlands as a member of the Master's Planners Class. Caroline Morton has also been to Kentlands and feels the trip would be helpful for Borough and Township Officials.

The discussion then turned to maps and vigorous deliberation ensued.

The motion was made to adjourn by Patricia Hunt at 9:07, motion seconded by Peggy Dearolf.

Meeting adjourned.

Respectfully submitted by Patricia Hunt 1/23/08

**Strasburg Region Joint Planning Commission**  
**February 19, 2008**

On Tuesday, February 19, 2008, the Strasburg Region Joint Planning Commission held its regular meeting at 7:30 at the Strasburg Township Municipal Building. Present were Mary Dresser – Strasburg Borough and Peggy Dearolf, Tom Long and Caroline Morton – Strasburg Township. Also present were Scott Wails and Mary Gaddis-LCPC, Jeanne Ortiz-PA Environmental Council. Residents-May Gaynor, Joe and Barbara Neustadter, Andrew Glover, Gerald McCracken, Kathy Rubincam and Mr. Broils

Approval of the January minutes was deferred to the March 18, 2008 meeting due to lack of quorum.

Public comment was invited. There was none, but Caroline Morton thanked the residents present at the meeting.

Morton welcomed Jeanne Ortiz of the PA Environmental Council here to make a presentation on developing an Environmental Advisory Council (EAC) in the Strasburg Region per the Strasburg Region Comprehensive Plan (SRCP). Ortiz proceeded with a PowerPoint presentation giving background on the formation and purpose of EAC's. A five to seven member council made up of members of boards, commissions and local residents is recommended whose purpose is:

- To identify sensitive areas in the region to purchase and/or preserve.
- To identify natural resources on the official map.
- To write grants for the municipalities to submit for funds to purchase and preserve land.
- To advise the municipalities on prioritizing the items listed above.

Ortiz noted the DCNR, League of Women Voters and DEP all have grant money available and inter-municipal EAC's are a high priority for those funds. The EAC will be on the March 18 agenda.

Maps of the Borough and Township were reviewed with Gaynor sharing a map she had marked with sensitive areas in the region of which she was aware. She encouraged others to do the same and share their findings at the March meeting.

The Envision Partnership information was reviewed to compare the SRCP goals with those of the LCPC. At the January meeting, it was decided they have only minor differences. The Urban Strategy held the most differences. It was noted the growth rates for the Borough and Township were rated in the SRCP and both have met their goals for the next ten years. The slow and steady growth is what is desired for the region. Wails asked the objective be reworded to meet the SRCP needs and small differences should not derail the process. He asked the SRJPC to work on language to come to an agreement and move the process forward. Morton asked each member to come to the March meeting with a few comments toward that end. She asked Wails what the County's goals were. Wails responded to implement and find consistencies with the SRCP and County Comprehensive Plan as part of a larger planning strategy. Gaynor expressed concern about signing on to generic goals and

losing the special quality of the Borough. Wails conceded it was a point well taken and noted the SRCP stresses reinvesting in the historical heritage of the area. Dresser stated the County's key elements are compatible but perhaps in a different order of importance. Gaddis noted development is going to occur and proper planning will guide it. Wails added the Gateway North Zone is a perfect example of multi-municipal cooperation and planning. Long mentioned a series of handbooks available years ago that may be of use. Gaddis recommended the Center for Government Services as a resource for such materials. Morton charged those present to send ideas on the EAC and any notes for the final Envision statement to her for presentation at the March meeting.

Kip van Blarcom will be at the March 18 meeting to make a presentation on Heritage Byways.

On a motion by Dearolf/Dresser, the meeting adjourned at 9:15 p.m.

Judith Willig  
Township Secretary



**Strasburg Region Joint Planning Commission**  
**March 18, 2008**

On Tuesday, March 18, 2008, the Strasburg Region Joint Planning Commission (SRJPC) held its regular meeting. Present were Penny D'Alessandro, Mary Dresser, Patty Hunt and Joe Orndorff – Strasburg Borough and Carl Beck, Peggy Dearolf, Tom Long and Caroline Morton – Strasburg Township. Also present were Lisa Boyd and Mike Sollenberger – Strasburg Borough; Scott Wails and Kip van Blarcom – LCPC

Guests: Ann Lainoff, May Gaynor, Mick Ranck and Bill Lyons – Strasburg Borough and Bob Breuninger – Strasburg Township

On a motion by Morton/D'Alessandro, the minutes of January 22, 2008 were approved as submitted.

On a motion by Dresser/Morton, the minutes of February 19, 2008 were approved as amended.

Background information on the LCPC and SRCP strategies for density and infill was discussed with similarities and differences to be reviewed at a future meeting.

The presentation by Jeanne Ortiz at the February meeting was touched on and the formation of an Environmental Advisory Council was noted as a priority. Ortiz had forwarded two sample ordinances for SRJPC review. The Township Board of Supervisors and Borough Council should formally endorse the formation of a council and appoint its members.

The need to reconcile the official maps of the Township and Borough was stressed as a priority.

Kip van Blarcom – Senior Heritage Planner with LCPC – gave a presentation on the Heritage Byway concept. He mentioned the Heritage Community concept is new to the area, but one worth exploring for the Route 741 corridor from Gap to West Lampeter, noting it is easier to preserve regions rather than isolated spots. The Byway goal is to promote, preserve and enhance local character with tourism as a byproduct. It should benefit residents as well as visitors. He provided a website for more information on the concepts. [www.lancastercountyheritage.com](http://www.lancastercountyheritage.com).

Upon questioning by those present, van Blarcom provided the following information:

- LCPC will assist municipalities in working together to create a cohesive Byway.
- An online form is being developed for application to the project.
- The Byway is a resource with development to benefit both residents and visitors.
- The Byway designation can help provide municipalities with an effective tool for aesthetic planning.
- Mass transportation and proper signage can help alleviate traffic by getting people off the main roads and out of their cars.

- The County needs to do a better job compiling information on favorite local attractions and vistas from residents and visitors.

Scott Wails –LCPC – noted a planning process booklet that answers many of the questions was available for each member to take for their review. He asked the SRJPC recommend the governing bodies pursue this concept.

Orndorff commented the SRJPC have a lot on their plates now without adding this. Morton agreed, but asked the members to look over the material and come to the next meeting with ideas for the plan.

An Envision Partnership worksheet was handed out to members to complete for the April meeting.

Orndorff thanked van Blarcom for the presentation and the guests for attending.

The tentative agenda for the April meeting is:

- Finalize Partnership Goals
- Formalize the statement for the governing bodies
- Recommendations for the EAC
- Heritage Byways concept
- Official maps

On a motion by D'Alessandro/Long, the next meeting was set for April 15, 2008 at the Township building and the meeting was adjourned at 9:10 p.m.

Judith Willig  
Township Secretary

**Strasburg Region Joint Planning Commission**  
**April 15, 2008**

On Tuesday, April 15, 2008, the Strasburg Region Joint Planning Commission held its regular meeting. Present were Penny D'Alessandro, Mary Dresser, Patty Hunt and Joe Orndorff – Strasburg Borough and Peggy Dearolf, Tom Long and Caroline Morton – Strasburg Township. Borough resident May Gaynor also attended.

Public comment was invited. There was none

On a motion by Orndorff/Long, the minutes of the March 18, 2008 meeting were unanimously approved as submitted.

The Envision Partnership Goals were reviewed. Morton stressed the main priorities and concerns of the Strasburg Region be listed to put in contrast with those of LCPC so both parties are aware of each others position. Dresser noted the importance to the Borough of stressing language that reinforces the need to preserve and protect the historic quality of the area. Density, development and traffic in the area were everyone's main concerns. The wording of the goals were reviewed item by item and revised to reflect the previously mentioned priorities.

On a motion by Morton/Orndorff, the Commission voted, with Long opposing, to enter the revised goals in the "Goals" box on the Envision Partnership document.

The secretary will make the necessary corrections and forward them to the co-chairs for approval and presentation to the governing bodies.

The Environmental Advisory Council concept combining the needs of the Borough and Township was discussed. Morton presented a proposed list of goals for the Council gathered from documents provided by Jeanne Ortiz at the February meeting for the Commission's review. On a motion by Orndorff/Hunt, the Commission unanimously voted to present the concept to the governing bodies.

The tentative agenda for the May 20, 2008 meeting is as follows:

- Review the official maps and make recommendations for revisions
- Discuss the Heritage Byways concept presented at the April meeting by Kip van Blarcom

Dresser reported on a Transfer Development Rights and water resources seminars she had attended.

On a motion by Hunt/Morton, meeting was adjourned at 9:15 p.m. and the May 20, 2008 meeting was set for 7:30 p.m. at the Borough.

Judith Willig  
Township Secretary

May 20, 2008 - Meeting Cancelled at Strasburg Borough

## **Strasburg Region Joint Planning Commission**

**June 17, 2008**

On Tuesday, June 17, 2008, at 7:30 p.m., the Strasburg Region Joint Planning Commission held its regular meeting at the Strasburg Township Municipal building, 400 Bunker Hill Road. Present were Penny D'Alessandro and Patty Hunt – Strasburg Borough and Carl Beck and Caroline Morton – Strasburg Township. May Gaynor - Strasburg Borough resident was also present.

The meeting was called to order and approval of the minutes of April 14, 2008 was tabled until the July meeting due to a lack of a quorum.

**Public comment** was invited. Gaynor cited the Strasburg Regional Comprehensive Plan (SRCP) Section 2-5 in reference to a request from the YMCA for funds from the fees in lieu of open space fund stating the money should be used for public open space and recreation, not private enterprise.

**Official maps** were reviewed for inconsistencies and several entries on the Borough map in the Township were noted as not being approved by the Township. Morton requested D'Alessandro and Hunt get a more accurate map from the Borough showing the official corrected roads more clearly. The Clover to North Jackson and Clover to North Star to 896 connections were the items needing the most clarification. Page 9-10 and 9-11 of the SRCP lays out the desired connections. Hunt provided a copy of a document from LCPC pertaining to official maps for distribution to the members. D'Alessandro and Hunt stressed the need to prioritize and inventory roads, open spaces, wetlands, significant trees and historic properties as components of the official map.

**The next meeting was set for July 15, 2008 at 7:30 p.m. at the Borough office.**

The tentative agenda is review of the official maps and the Heritage Byway concept presented by the County. Morton reported the Envision Partnership material had been reviewed by the Township Planning Commission and Board of Supervisors with both bodies recommending retention of the original wording supplied by the Joint Planning Commission. The Borough needs to finalize their decision and forward it to Borough Council and the Township Supervisors.

On a motion by Hunt/Morton, the meeting was adjourned at 9:00p.m.

Judith G. Willig

Township Secretary

**Strasburg Region Joint Planning Commission**  
**July 15, 2008**

On Tuesday, July 15, 2008, the Strasburg Region Joint Planning Commission held its regular meeting. Present were Penny D'Alessandro, Mary Dresser, Patt Patty Hunt and Joe Orndorff - Strasburg Borough and Carl Beck and Caroline Morton - Strasburg Township. May Gaynor - Strasburg Borough resident.

On a motion by D'Alessandro/Hunt the April 14, 2008 minutes were approved as amended and the June 17, 2008 minutes were approved as submitted.

**Public comment** was invited. May Gaynor relayed a conversation she had with Phil Cross of the Local Government Commission about official map review and revision. She was told a map may be changed without any repercussions but the old map must be revoked.

The **official maps** for Strasburg Township and Borough were reviewed and the following recommendations were made:

It was noted roads that have been on the maps for ten years with no action may be first to be considered for deletion.

The Borough map should be amended to reflect roads that have been constructed and make sure they are accurately placed.

An environmentally sensitive bike path/walking trail was recommended in place of a through street from Sunset to Candle.

Correct the streets constructed in Trails of Strasburg to reflect their true placement and remove the stubs to Mindy and Susan.

Reconfigure the proposed connection from Prospect to Precision.

Note existing parks and wetlands on the official map.

Add the LCAA, medical office and Farmland Trust buildings to the Borough official map.

The Urban Growth Boundary and ASA/Preserved farms bordering the Borough in the Township need to be clearly delineated.

Update the street alignment to correctly illustrate existing and proposed streets within the Charter Homes development, Smoker Business Park and the Route 896 Bypass.

Retain the proposed road from the Route 896 Bypass to Herr Road in the Township.

Delete the connection to Clover.

Delete the elbow from Ada to North Jackson.

Update the wetlands and water courses in the "Garden Spot" area behind Clover.

Delete the proposed road and stub in the southeast section of the Borough and Township that continues west to Coppersmith.

Update the Historic District in the Borough.

Dresser will request copies of the Trails of Strasburg and Route 896 Bypass final plans to overlay on the 2002 official map for use as a working document.

On a motion by D'Alessandro/Hunt the meeting was adjourned at 9:00 p.m.

The August 19, 2008 meeting will be held at 7:30 p.m. at the Township building.

The tentative agenda is to continue review and recommendations for the official map and review the Heritage Byways designation.

Judith G. Willig  
Township Secretary

## **Strasburg Region Joint**

### **Planning Commission**

**August 19, 2008**

On Tuesday, August 19, 2008, the Strasburg Region Joint Planning Commission held its regular meeting. Present were Mary Dresser, Patty Hunt and Joe Orndorff - Strasburg Borough and Carl Beck, Peggy Dearolf and Caroline Morton - Strasburg Township. Scott Wails - LCPC and May Gaynor - Strasburg Borough resident were also in attendance.

Dresser provided scale copies of final plans for developments in the Borough. They were cut and applied to the working official map.

Wails noted the Borough's interest in possibly adopting the **Gateway North Zone (GNZ)** concept being completed by the Township Planning Commission.

With growth most likely to occur in the 896 North area and the GNZ stress on design, architecture and compatibility, it would help maintain the Borough's character. By indicating the placement and grid pattern for proposed streets in the Borough on the official map, it will further retain the local character.

Gaynor brought up the **Strasburg Regional Park and Recreation Plan of 1994** noting a lot of the public and private open recreation areas were already delineated. Willig was asked to provide the Joint Planning Commission members with copies of the Plan for their review. Wails recommended noting those privately owned parks and open space on the official map as a proactive stance to obtain first refusal on future purchases. The Joint Planning Commission should prioritize parcels for potential purchase (i.e. - Strasburg Pool, Jaycee Park and Strasburg Elementary School). Stormwater management can also be dealt with on the official map in the same manner. Orndorff will get a copy of the Army Corps of Engineers study per stormwater problems and solutions. Potential open spaces were mentioned in the southeast end of the Borough with Wails suggesting the use of walking distance as a factor in the selection.

Wails mentioned a number of **layers for the official map**:

- Potential roads
- Pedestrian traffic/Bicycle paths
- Stormwater management
- Existing parks
- New parks
- Environmental features- streams, riparian buffers, wetlands



- Interconnectivity with the Township and School District

The next meeting will be held at the Borough building September 16, 2008 at 7:30 p.m.

On a motion by Orndorff/Hunt, the meeting adjourned at 9:15 p.m.

Judith G. Willig

Township Secretary

September 16, 2008 - Meeting Cancelled at the Strasburg Borough

December 16, 2008 - Meeting Cancelled at the Strasburg Township

**Strasburg Region Joint Planning Commission**  
**January 20, 2009**

On Tuesday, January 20, 2009, the Strasburg Region Joint Planning Commission (SRJPC) held its organizational meeting. Present were: Penny D'Alessandro, Mary Dresser, Patty Hunt and Joe Orndorff - Strasburg Borough ;Carl Beck, Peggy Dearolf, Tom Long and Caroline Morton - Strasburg Township; Recording Secretary Judith Willig.

Public comment was invited. There was none.

On a motion by Orndorff/D'Alessandro, the minutes of November 18, 2008 were unanimously accepted as submitted.

On a motion by Long/Beck, Morton and Dresser were named co-chairs, Willig was named recording secretary, the meeting day and time was set as the third Tuesday of each month at 7:30 p.m., the meeting place was set as the Borough office on odd months and the Township building on even. All decisions were unanimous.

The goals of the SRJPC and their status were reviewed as follows:

- The Envision Partnership has been accomplished.
- Route 896 study is complete.
- Environmental Advisory Council (EAC) – A joint meeting between the Township Supervisors and Borough Council for a presentation by the State EAC representative Jeanne Ortiz was recommended to move the concept forward. Hunt will follow up on this and copy the rest of the members with the reply.
- Official Maps – Progress has been made with transportation issues as the next focus topic.
- The topic of a joint 537 plan and joint municipal authority was raised and Township representatives noted the reluctance of the Township to enter into such an agreement at this time.

It was decided most of the remaining goals overlap with the official map and EAC work in progress. The Heritage Byways concept will dovetail nicely and it was suggested someone from the County appear to present information at a joint meeting.

Difficult intersections on Ronks Road, Strasburg Pike and both ends of the Bypass were discussed for inclusion in the Transportation Improvement Program (TIP) for the region and notation on the official map.

The next meeting will be held at the Township on Tuesday, February 17, 2009 at 7:30 p.m. The tentative agenda will be continued work on the Official map and Hunt report on the EAC.

Judith Willig  
Township Secretary

## **Strasburg Region Joint Planning Commission February 17, 2009**

On Tuesday, February 17, 2009, the Strasburg Region Joint Planning Commission held its regular meeting. Present were Penny D'Alessandro, Patty Hunt and Joe Orndorff - Strasburg Borough and Carl Beck and Tom Long - Strasburg Township. Recording Secretary Judy Willig and Borough resident May Gaynor were also present.

The recording secretary was directed to contact Scot Wails, LCPC, to get contact information for the state EAC representative to give a presentation at a joint meeting of the Borough Council and Township Supervisors.

On a motion by D'Alessandro/Orndorff, the minutes of January 20, 2009 were unanimously approved as submitted.

Work on the **official map** continued. Information from the Strasburg Region Joint Comp Plan (SRJCP) was applied to the working copy for review by the whole Joint Planning Commission at a future meeting. It was recommended the members look over Chapters 3 and 9 of the SRJCP and survey responses for suggestions to include in the official map. It was noted the SRJCP contains almost all of the information necessary to complete the work on the official map and implementation of the goals set for the SRJPC and should prove an invaluable tool for future discussions.

On a motion by D'Alessandro/Hunt, the meeting adjourned at 9:05.

The next meeting will be held March 17 at the Borough office.

Judith G. Willig

Township Secretary

## Strasburg Region Joint Planning Commission

March 17, 2009

On Tuesday, March 17, 2009, the Strasburg Region Joint Planning Commission held its regular meeting. Present were Mary Dresser, Patty Hunt and Joe Orndorff - Strasburg Borough and Carl Beck and Caroline Morton - Strasburg Township. Strasburg Borough residents May Gaynor and Randy Hock were also present.

**Public comment** was invited. Gaynor reported on a Borough ZHB meeting where a new LED sign was requested by the Garden Spot Bowling Center.

She requested the Joint Planning Commission send a letter to the Board requesting the application be denied in the interest of maintaining the character of the Borough. Dresser recommended addressing the request later in the meeting time allowing. Hunt reported on **Keystone Custom Homes (KCH) plans to develop the wetlands** off of Candlstick. Dresser noted this is a perfect example of the need for an EAC. The Army Corps of Engineers required KCH to establish a wetland to replace the one being developed and got permission to establish one in Penn Township. An EAC would have stayed on top of the plan through the process. Morton noted it is difficult for the Township to be aware of what is occurring in the Borough and it is a function of the Joint Planning Commission to foster communication. Dresser recommended having such plans on the agenda for discussion as well as current zoning, planning and comprehensive plan issues. Hunt reported on the **Southeast Regional EAC conference** she attended in Philadelphia. The tentatively planned EAC presentation for the Borough Council and Township Supervisors was discussed. The recording secretary was directed to contact the Lancaster Newspaper, Strasburg Weekly and Advertiser to have articles published advertising the event to the public. Hunt mentioned a website where **topographical overlays** and other visual aids are available. She will write up the information for the members.

**Official map work** from the February meeting was reviewed for Morton and Dresser:

- Yellow flags with an \* - dangerous intersections;
- Green - proposed Heritage Byway;
- Red - Corridor improvement;
- Blue - Bridges;
- Black lines were added delineating future roads: paralleling Route 896 from Herr Road to North Star; Extension of North Fulton into future development; Connecting Prospect to Tinsmith and North Star.

One of the Commissions goals is to establish a **time table for review and revision** of the Official Map.

The Borough ZHB application per the **LED sign** was discussed. The recording secretary was directed to draft a letter to forward to Dresser and Morton for review and approval outlining the concerns of the Commission. Specifically, setting a poor precedent in context of future development along the Bypass and a serious safety concern with a bright blinking light so close to the light at the square. Language from Chapters 10-3 and 2-3 of the Comp Plan were noted as sources for supportive language.

On a motion by Hunt/Orndorff, the meeting adjourned at 9:10 p.m.

Judith G. Willig

Township Secretary

## Strasburg Region Joint Planning Commission

April 21, 2009

On Tuesday, April 21, 2009, the Strasburg Region Joint Planning Commission held its regular meeting. Present were Penny D'Alessandro and Mary Dresser - Strasburg Borough and Carl Beck, Peggy Dearolf, Tom Long and Caroline Morton - Strasburg Township. Also in attendance were Scott Wails - LCPC and May Gaynor - Borough resident.

**Public comment** was invited. Gaynor noted at the last Borough Council meeting the Gateway North Zone (GNZ) concept was poorly received and that Dresser may have more to say on the LED sign discussed at the March meeting. Dresser continued with an update on her comments to the Council pertaining to the work the Joint Planning Commission has been doing to secure the local character through planning. She had referred to the Historic Byways and Pottstown models as well as the GNZ and the regional Comprehensive Plan as documents supporting the denial of a "high-tech" sign in the Borough. She was informed the Joint PC had no standing as a party to the hearing because it is an advisory body. The only comment came from the Mayor when he voiced his surprise the Zoning Hearing Board would approve a variance without a true hardship shown. D'Alessandro commented the ZHB had denied the variance.

On a motion by Morton/Dresser, the **minutes** of March 17, 2009 were approved as submitted. Morton and Dresser noted the Borough ZHB issue was a good lesson for the Joint PC to become more aware of such things and it may be appropriate to provide the borough Council and Township Supervisors with a list of the Joint PC goals and concerns.

### **Wails gave some information on how to work on the official map.**

Unfortunately, the map upon which the PC has been working was with an absent member. He recommended a website [www.co.lancaster.pa.us/toolbox/site/default](http://www.co.lancaster.pa.us/toolbox/site/default) to access tools to manipulate the map and mentioned a regional breakfast where the toolbox would be highlighted. Wails noted Elanco is updating their map and may be of use for review. He recommended not being too aggressive with the reservation of land for open space, but focus on specific, vital sites. Wails recommended the Joint PC members look at the website toolbox; look at the work done on the official map to make sure it is focused; let him review the changes prior to presentation to the governing bodies; accentuate to the governing bodies the importance of the Joint PC work implementing the Comp Plan. Wails complemented the Joint PC on their work and noted there are few Joint PC's in the county and Strasburg should be proud.

In answer to questions from the Joint PC, Wails provided the following information:

- Only land the municipality is willing to purchase as right of way or open space should be delineated on the official map;
- Other issues can be dealt with by ordinance, planning or zoning - i.e. stormwater, open space, environmentally sensitive areas and transportation issues;

- The official map can be used as leverage with developers especially with street networks;
- The official map never expires;
- It can be changed as often as desired, but every ten years is recommended.

On another point, Morton mentioned the feasibility of a **Township farmer's market**. She had a copy of a newspaper article outlining the success of the Ephrata and New Holland farmer's markets and thought perhaps members of those committees might give the Joint PC some ideas. The **May 19 agenda** was discussed. Finishing the official map and working on the Environmental Advisory Council (EAC) presentation are the main points. The EAC joint meeting is set for Tuesday, June 30, 2009 at 7:30 p.m. at the Borough office. Wails stated he, Mary Gaddis and Mike Domin from LCPC would attend to offer their support for the concept. Morton reported the **Strasburg Community Park** pavilion groundbreaking should be soon with the building going up as a "barnraising."

On a motion by Morton/Long, the meeting adjourned at 9:05 p.m.

Judith G. Willig

Township Secretary



## Minutes

### Strasburg Region Joint Planning Commission

May 26, 2009

On Tuesday, May 26, 2009, the Strasburg Region Joint Planning Commission held its regular meeting at the Strasburg Borough Office, 145 Precision Avenue. Present were Penny D'Alessandro, Mary Dresser, Patty Hunt and Joe Orndorff - Strasburg Borough and Carl Beck, and Caroline Morton - Strasburg Township. Recording secretary - Judith Willig. May Gaynor - Borough resident.

**Public comment** was invited. Gaynor mentioned the Borough is considering enacting a disclosure ordinance for land sale agreements. She also recommended regular articles be encouraged in the Lancaster newspapers and the Strasburg Weekly to help keep residents informed on the committee's work and progress.

On a motion by Orndorff/Hunt, the **minutes** of April 21, 2009 were unanimously approved. Morton requested the recording secretary note the meeting location in the header.

Work on the **official map** continued. Morton provided copies of material from the LCPC website pertaining to their "toolbox" for planning organizations. Dresser stressed the need to invoke the Regional Comp Plan and Official Map to developers as reference tools.

The following points were reviewed:

- Roads and road improvement delineations were deemed complete. The need to coordinate and cooperate with Paradise Township on the east end of the Borough was noted as well as designating Route 741 as a "Heritage Byway."
- Pedestrian ways were marked with purple flags: Coppersmith to the Fire Company on Franklin Street; Susan to Trails of Strasburg; the west side of route 896 North; from the Township park to the Borough and continuing to East Lampeter Township along the Pequea Creek; along the south side of the Route 896 Bypass.
- Bike paths were discussed. Willig was asked to provide copies of bike race routes at the June meeting.
- Connectivity was discussed with the pedestrian and bike paths as examples.
- Stormwater was tabled until the June meeting as Tom Long is very well informed on the topic.
- Parks and Green Spaces were marked with light green: A linear park from the Borough to the Railroad; Refton Fire Company land; Strasburg Pool.

The upcoming **Environmental Advisory Council presentation** on June 30 was discussed. Morton will draft a press release and circulate it for comments from the members.

Dresser reported the **LCPC breakfast meetings** are very informative and encouraged other members to attend.

The **June 16th meeting** will be held at the Township and the EAC meeting is the main agenda item.

On a motion by Morton/Beck, the meeting adjourned at 9:10 p.m.

Judith G. Willig

Township Secretary

**Strasburg Region Joint Planning Commission**  
**June 16, 2009**

On Tuesday, June 16, 2009, the Strasburg Region Joint Planning Commission held its regular meeting at the Strasburg Township building, 400 Bunker Hill Road. Present were Penny D'Alessandro, Patty Hunt and Joe Orndorff - Strasburg Borough and Carl Beck and Caroline Morton - Strasburg Township. May Gaynor - Strasburg Borough resident.

On a motion by Orndorff/Beck, the minutes of May 26, 2009 were approved as amended.

The main agenda item was discussing and preparing for the **June 30 Environmental Advisory Council (EAC) presentation** by the State EAC representatives Khiet Luong and Jon Meade. Morton provided a copy of a press release to the members for their review and comment. A list of questions for Luong and Meade was compiled for their preparation. Gaynor recommended inviting the County Commissioners, but the members felt it would be premature. Dresser and Morton will get together before June 30 to put together the final talking points.

D'Alessandro mentioned a **meeting set for July 15, 2009** at the Borough concerning their version of the **Gateway North Zone**. She encouraged Joint Planning Commission members and Strasburg Township Planning Commission members attend to lend their support.

The agenda item for the July 21 meeting will be continued work on the **official map**.

On a motion by Morton/Orndorff, the meeting adjourned at 9:00 p.m.

Judith G. Willig

Township Secretary

**July 21, 2009 - Meeting Cancelled at Strasburg Borough**

**Minutes**  
**Strasburg Township Planning Commission**  
**August 10, 2009**

The Strasburg Township Planning Commission held their regular meeting on Monday, August, 10, 2009, at 7:30 p.m. at the Strasburg Township Municipal building, 400 Bunker Hill Road. Present were June Mengel, Caroline Morton, Bill Potter and Merrill Spahn. Also present was Judy Willig - Recording Secretary.

**Public comment** was invited. There was none.

On a motion by Mengel/Potter, the minutes of May 11, 2009 were approved as submitted.

On a motion by Potter/Fisher, the minutes of June 8, 2009 were approved as submitted.

Zoning Officer Mark **Deimler's memo** dated June 10, 2009 was reviewed for comment. There were questions pertaining to all but one of the memo items. The recording secretary was directed to invite Deimler to the September 14 meeting.

On a motion by Morton/Spahn, the Planning Commission unanimously **approved** the proposed changes to Sections 210.3.1.D, 201.3.2.E and 210.2.1.A providing **relief to residential property owners in the Gateway North Zone** be forwarded to the Township Solicitor for proper language and inclusion in a hearing to be announced at a later date.

Morton raised a question about the **development occurring east of the Borough** along the 896/741 corridor. Grading at the Lapp property is too steep for him to access a portion of his land and no access appears to be in the offing. The Planning Commission members question whether the final plan included changes of which they were unaware or if the agreements are not being upheld. They request information from the Supervisors for their next meeting.

Morton reported on the joint **Environmental Advisory Council** meeting held between the Borough Council and Supervisors on July 30, 2009 at the Borough Council chambers. Morton requested the draft minutes and ordinance be forwarded to her. Morton invited the Planning Commission members to attend the Joint Planning Commission meeting to be held Tuesday, August 18, at the Township building at 7:30 p.m. Work on the official map for the Strasburg region is wrapping up and she thought the members may be interested in providing some comments. The need for a pedestrian/bike path along Route 896 was stressed.

On a motion by, Morton/Potter, the meeting adjourned at 8:50 p.m.

Judith Willig  
Township Secretary

September 15, 2009 - Meeting Cancelled at Strasburg Borough

**Strasburg Region Joint Planning Commission**  
**October 20, 2009**

On Tuesday, October 20, 2009, the Strasburg Region Joint Planning Commission held its regular meeting. Present were Penny D'Alessandro and Joe Orndorff - Strasburg Borough and Carl Beck, Peggy Dearolf, Tom Long and Caroline Morton - Strasburg Township. Judy Willig, recording secretary, and May Gaynor, Strasburg Borough resident, were also present.

**Public comment** was invited. Gaynor reported the Lancaster-Lebanon Conservation Districts were holding a watershed conference on October 31 and noted they are usually very informative. She suggested any interested parties contact her for more information.

Work on the **official map** continued. Roads, pedestrian and bike paths, connectivity, parks and green spaces have been covered. Stormwater and environmental features were discussed. There is some concern the map may become too "busy" for easy reference. The recording secretary was requested to contact the Township Solicitor and ask if mylar overlays can be used with an official map and if the Urban Growth Boundary can be amended by the official map. Guidance on what can and should be included was also requested.

The minutes of the June 19, 2009 meeting were tabled until the November 17, 2009 meeting at the Borough. Orndorff will draw up an agenda and forward it to the members and the Borough manager.

On a motion by Morton/Beck, the meeting was adjourned at 9:05 p.m.

Judith G. Willig  
Township Secretary

November 17, 2009 - Meeting Cancelled at Strasburg Borough

December 15, 2009 - Meeting Cancelled at Strasburg Township



**Strasburg Region Joint Planning Commission**  
**January 19, 2010**

On Tuesday, January 19, 2010, the Strasburg Region Joint Planning Commission (JtPC) held its **organizational meeting** at the Strasburg Borough Office, 145 Precision Avenue. Present were: Mary Dresser, Randy Hock and Joe Orndorff - Strasburg Borough; Peggy Dearolf, Tom Long and Caroline Morton - Strasburg Township; Recording Secretary - Judith Willig  
Guests: May Gaynor - Borough resident.

On a motion by Orndorff/Long, Dresser and Morton were unanimously reelected as co-chairs and Willig was renamed recording secretary.

**New member Randy Hock** was welcomed and provided a brief background on the work at hand. Willig will provide him with copies of minutes to date.

**Public comment** was invited. There was none.

On a motion by Morton/Orndorff, the **minutes of October 20, 2009** were unanimously approved as submitted.

**Finalization of the official map** was discussed. The need to unify and clarify the information inserted to date was noted. Dresser suggested she and Morton meet to create an overlay for presentation to the governing bodies. The development of a narrative was also suggested. To that end, Willig will order poster size mylars of the Borough and Township and a poster size laminated map of the Borough from the County GIS department for the overlay and other JtPC members will review old minutes to develop the narrative explaining the process to date. Gaynor suggested the working map(s) be made available at the Township building for use by the members. There is still a **vacancy** of a Borough Planning Commission member for the JtPC.

Amendments to the **Urban Growth Boundary** was raised as a new topic. With the opening of the Bypass, there are some adjustments to be discussed and recommended to the governing bodies at a future meeting. Morton noted the Township has strengthened zoning in anticipation of the Bypass by increasing the acreage necessary to subdivide lots from agriculturally zoned land, redefining uses in the Restricted Commercial Zone and putting the development of a Railroad Heritage Zone in the works. Dresser noted the Borough Planning Commission wishes to establish design guidelines for the undeveloped areas along the Bypass and stress connectivity from the Borough to the railroad area.

**Suggested agenda items for the February 16, 2010 meeting at the Township:**

- Members present their individual summaries for the narrative
- Overlays for review
- Discussion of the official map review and submission process.

On a motion by Dearolf/Orndorff, the meeting adjourned at 8:50 p.m.

Judith G. Willig  
Joint Planning Commission Recording Secretary

February 16, 2010 - Meeting Cancelled at Strasburg Township

**Strasburg Region Joint Planning Commission**  
**March 16, 2010**

On Tuesday, March 16, 2010, the Strasburg Region Joint Planning Commission (JtPC) held its regular meeting at the Strasburg Borough Office, 145 Precision Avenue. Present were: Mary Dresser, Bill Gretton, Randy Hock and Joe Orndorff - Strasburg Borough ; Carl Beck, Peggy Dearolf, Tom Long and Caroline Morton - Strasburg Township; May Gaynor and Sara Gretton - Borough residents; Tara Hitchens - LCPC.

Co-chair Mary Dresser called the meeting to order at 7:30p.m.

Public comment was invited. There was none.

New member Bill Gretton was welcomed.

On a motion by Orndorff/Hock, the minutes of January 19, 2010 were unanimously approved as submitted.

The members were invited to present their individual summaries for the Official Map.

- Dearolf reported she had marked current parks and open spaces onto one of the mylar overlays. Other sites were discussed for addition: the Strasburg Elementary School grounds, the Strasburg Pool Association property and the Refton Fire Company site.
- Orndorff reported he had reviewed minutes and official documents for definitions and requirements for Historic/Heritage Byways. He had provided that information via email and pointed out it is a recommendation in Chapter 11 Step 6 of the Strasburg Region Joint Comprehensive Plan. (See attachment 1) Hock and Gaynor reported on a meeting held at the Borough office on March 3, 2010 pertaining to the designation of Route 741 as a Heritage Byway. Orndorff stated Route 741 meets all of the criteria for that designation.
- Long reported he will be leaving the JtPC and did not prepare his summary. His task of designating bridges and hazardous intersections was given to Hock and Gretton.
- Morton reported on pedestrian/bicycle ways to be designated: Route 741 from the Borough to the Railroad; the Route 896 Bypass from Decatur to the Route 741 intersection and continuing east to the railroad and west to the Borough; route 741 west from the Borough to the Lampeter-Strasburg school campus; Route 896 north to the Pequea bridge along the west side. (See Attachment 2)

The overlays will be available at the Township office and were labeled as follows:

1. Parks, bridges and hazardous intersections
2. Heritage byway and corridor improvements
3. Pedestrian/bicycle ways

Recording secretary Judy Willig provided the members contact information and her regular hours to coordinate access.

April 20, 2010 - Meeting Cancelled at Strasburg Township

**Minutes**  
**Strasburg Region Joint Planning Commission**  
**May 18, 2010**

On Tuesday, May 18, 2010, the Strasburg Region Joint Planning Commission held its regular meeting at the Strasburg Borough Office, 145 Precision Avenue. Present were: Mary Dresser, Bill Gretton, Randy Hock and Joe Orndorff - Strasburg Borough ; Peggy Dearolf and Caroline Morton - Strasburg Township; May Gaynor - Borough resident.

Co-chair Mary Dresser called the meeting to order at 7:30p.m.

**Public comment** was invited. Gaynor stated she had reviewed the work completed on the map overlays and thought the pedestrian ways should be more clearly delineated i.e. Sunset Drive and Kendig Run, and it appears no open space has been designated on the east end of the Borough. Gaynor pointed out a large parcel which she feels should be considered. Dresser responded she will have to ask the solicitor if a property containing a dwelling can be considered as future open space since there is a house on the parcel in question. Morton responded the planned walkway/linear park from the Borough to the railroad area may address the east end need.

On a motion by, Gretton/Orndorff the **minutes of March 16, 2010** were unanimously approved as submitted. There was no quorum at the April 20, 2010 meeting, so there will not be approved minutes.

The **official map presentation** narratives and overlays were reviewed for accuracy and content. It was suggested to illustrate the riparian buffers and conservation information on the "Pedestrian" overlay with references to Figure 3.6 and Figure 10.4 of the Strasburg Region Comprehensive Plan added at the bottom.

The next step is to present the map to the governing bodies individually then hold a joint meeting for a public hearing and possible adoption. The recording secretary will place it on the June 7, 2010 Strasburg Township Board of Supervisors agenda and Dresser will ask it be put on the June 8, 2010 Strasburg Borough Council agenda.

On a motion by Hock/Orndorff, the meeting adjourned at 8:55 p.m.

Judith Willig  
Township Secretary

**Minutes**  
**Strasburg Region Joint Planning Commission**  
**June 15, 2010**

On Tuesday, June 15, 2010, the Strasburg Region Joint Planning Commission held its regular meeting at the Strasburg Township Municipal Building, 400 Bunker Hill Road at 7:30 p.m. Present were: Mary Dresser, Bill Gretton, Randy Hock and Joe Orndorff - Strasburg Borough ; Carl Beck - Strasburg Township; May Gaynor – Borough resident; Recording Secretary Judith Willig.

**Public comment** was invited. Gaynor mentioned she had been appointed by the LCPC as a county resident representative to the Heritage Byway Committee. She reiterated the need to preserve greenways and open spaces in the Borough and noted the Brendle and Mersky properties on Prospect Road should be designated as such in case of future development.

On a motion by Gretton/Hock, the **minutes** of May 18, 2010 were unanimously accepted as submitted.

The members reviewed the **implementation checklist** for items to be addressed and noted the following:

- The Borough subdivision and land development plan (SLDO) is in Borough solicitor and LCPC review now;
- The Township does not have a SLDO, but uses the County for review and approval;
- A dedicated bike/pedestrian trail to the high school property and circling the Borough needs to be addressed and will be on the agenda for the July 20, 2010 meeting.

The **Official Map presentations** to the governing bodies were reviewed. Willig had done the Supervisors presentation at the June 7 meeting and noted the only comments they had pertained to the “wish factor” attached to the walking trail along the length of the Pequea Creek and the need to designate riparian buffers. Dresser had done the Borough Council presentation and noted their comments pertained to the designation of the intersection at the Fireside Tavern on Historic Drive as dangerous as it was built to PADOT standards and the change of a previously designated road to a pedestrian path.

The next step is to have a joint public meeting for the review and possible adoption of the Official Map ordinance. The members will work to synthesize information to support their position on the changes made and new items included.

The recording secretary was asked to check with the County GIS Department about the balance left in the Borough and Township account for mapping and copies.

On a motion by Beck/Orndorff, the meeting was adjourned at 9:00 p.m.

Judith Willig  
Township Secretary

## Minutes

### Strasburg Region Joint Planning Commission July 20, 2010

On Tuesday, July 20, 2010, the Strasburg Region Joint Planning Commission (JtPC) held its regular meeting at the Strasburg Borough Office, 145 Precision Avenue. Present were: Mary Dresser, Bill Gretton and Randy Hock - Strasburg Borough ;Carl Beck and Peggy Dearolf - Strasburg Township; May Gaynor- Borough resident; Tara Hitchens - LCPC.

Co-chair Mary Dresser called the meeting to order at 7:30p.m.

**Public comment** was invited. Gaynor reported on a “Building One PA” conference she attended at the Thaddeus Stevens School. She encouraged the members to continue their valuable work. On a motion by Gretton/Hock, the **minutes** of June 15, 2010 were unanimously approved as submitted.

The matter of **pedestrian/bike paths** was discussed. Hitchens noted East Lampeter is beginning to update their official map and may wish to meet with the JtPC to discuss a walking/bike path along the shared Pequea Creek frontage. The members noted the following items to be considered:

- Paths should connect public spaces, schools, the railroad area east of the Borough, etc.
- A path connecting Refton to the Township Park and into West Lampeter
- Paths can be tied in with the proposed Heritage Byway and Railroad Heritage District
- Work in concert with the Lancaster County Conservancy
- Pursue intermunicipal cooperation with the surrounding townships and the grant monies available through such agreements
- Space can be carved out along existing roads by restriping
- Existing easements and rights-of-way may be utilized

The recording secretary was requested to mock up a GIS map of the Borough and the Township immediately surrounding it for use by the members to mark their ideas for routes. She will email the resulting document as soon as possible. Dresser will gather information on road striping. Hitchens brought a laptop to project the current version of the **Official Map** devised by the County GIS Department for review and comment. Every element was reviewed and revised as needed. Hitchens will take the notes back to the GIS Dept., have them make the requested changes and bring it back to the August JtPC meeting. It is planned to have the final version ready for presentation to the Borough and Township Planning Commissions in September.

On a motion by Hock/Dearolf, the meeting adjourned at 9:10 p.m.

Judith Willig  
Township Secretary

**Minutes**  
**Strasburg Region Joint Planning Commission**  
**August 17, 2010**

On Tuesday, August 17, 2010, the Strasburg Region Joint Planning Commission held its regular meeting at the Strasburg Township Municipal Building, 400 Bunker Hill Road at 7:30 p.m. Present were: Mary Dresser and Randy Hock - Strasburg Borough ; Peggy Dearolf and Merrill Spahn - Strasburg Township.

There being no quorum, no action was taken by the members present.

Judith Willig  
Township Secretary



**Minutes**  
**Strasburg Region Joint Planning Commission**  
**September 21, 2010**

On Tuesday, September 21, 2010, the Strasburg Region Joint Planning Commission held its regular meeting at the Strasburg Borough Office, 145 Precision Avenue.

Present were: Mary Dresser, Bill Gretton and Joe Orndorff - Strasburg Borough; Carl Beck and Caroline Morton - Strasburg Township.

Guests: May Gaynor, William Lyons and Bruce Ryder - Borough residents; Mike Weaver – Strasburg Township resident; Kara Kalupson – President of the Pequea Creek Watershed Association; Dan Lake, John Glick and two others not named.

Co-chair Mary Dresser called the meeting to order at 7:45p.m.

**Public comment** was invited. Gaynor expressed concern about water issues and the proposed connection on the official map between Coppersmith and Franklin Streets affecting wetlands. She noted a recent consortium meeting where many local and state officials and experts stressed the importance of water conservation and quality. She had invited a number of people to attend tonight's meeting to show support. Lyons voiced concern the Coppersmith connection could be a future tie-in to a Route 741 bypass.

Gretton noted the official map shows obvious streams but no springs or headwaters. He noted a stream under Miller Street as an example of a waterway not included on the map. Weaver stressed watershed protection must include headwaters. If the Coppersmith connection is inevitable, a comprehensive water inventory should be a high priority. Dresser responded the regional Comprehensive Plan was used for documentation and the JtPC is not funded for stream studies or additional research. Weaver replied, at the very least, a commentary should be included on the official map stating the presence of streams and headwaters not included on the map and the developer is required to do the necessary research to locate and identify them. Gaynor referenced a letter from Township solicitor Cleary stating a Comprehensive Plan is not an Official Map. Dan Lake and John Glick asked about the proposed parallel road on the official map connecting Historic Drive with Herr Road. Morton responded that connection has been on the official map for over ten years and is to provide traffic relief for Route 896 by using a secondary road. The exact location of the road will be determined at the planning phase of any future development. In the interest of addressing the agenda items, Dresser asked that public comment conclude and, time permitting, more would be invited later in the meeting.

On a motion by Gretton/Orndorff, the **minutes** of July 20, 2010 were unanimously approved as submitted.

The **draft official map** prepared by the county GIS department was reviewed. The legend was reviewed point by point with the following comments and corrections noted:

- Potential Community Parks - a farm parcel north of the Borough is incorrectly marked; the Strasburg swimming pool should be marked; the Refton Community Fire Company property should be marked.
- Bridges should be removed from the map legend.

- Rivers, streams and lakes – update with the latest headwater, small stream and unnamed tributary information available; insert a symbol at the end of each stream indicating the headwaters are unknown and will need to be researched by the developer.
- Riparian buffer – show in Township
- Corridor improvements – connection from Edisonville to North Jackson to North Star should be shown.
- Pedestrian ways – from east of the Borough to the Railroad Museum of PA along the old rail bed; change the Coppersmith connection from a road back to a pedestrian way as originally recommended by the JtPC. The members were unanimous in their desire for the connection to remain a pedestrian way to help preserve and protect a sensitive watershed area, regardless of its representation as a road on the current official map.
- Bridge Improvements/Hazardous intersections – remove Shaub Road; include Breneman/Beaver Valley Pike intersection.

A **joint presentation** to the governing bodies is tentatively scheduled for late November.

Dresser will take the draft map back to the GIS department for the noted revisions.

The October 19, 2010 meeting will be held at the Township Building.

Agenda items will be:

Review the map revisions

Work on a bike/pedestrian path in and around the Borough.

On a motion by Orndorff/Morton, the meeting was adjourned at 9:05 p.m.

Judith Willig  
Township Secretary

**Minutes**  
**Strasburg Region Joint Planning Commission**  
**October 19, 2010**

On Tuesday, October 19, 2010, the Strasburg Region Joint Planning Commission (JPC) held its regular meeting at the Strasburg Township Municipal Building, 400 Bunker Hill Road at 7:30 p.m. Present were: Mary Dresser and Randy Hock - Strasburg Borough; Carl Beck, Peggy Dearolf and Merrill Spahn - Strasburg Township; Recording Secretary Judith Willig. Also present were Tara Hitchens – LCPC and May Gaynor – Strasburg Borough resident.

**Public comment** was invited. Gaynor mentioned a meeting scheduled for November 17, 2010 at 7:00 p.m. at the Conestoga Historical Society per the Heritage Byway. She provided copies of a brochure from LCPC per Green Infrastructure and again stressed the need to work with this sort of agency to promote the preservation of wetlands and open space. Dresser noted the Shade Tree Committee is having a tree planting on November 13, 2010 and volunteers are needed. Gaynor asked the JPC to consider inviting Mike Domin the LCPC Park and Open Space coordinator to attend a future meeting to speak. Dresser responded the JPC should have a specific project or topic for Domin to address.

The **minutes** of September 21, 2010 were tabled until the November 16, 2010 meeting as there was not a quorum of members from that meeting present.

The new draft **Official Map** was reviewed for accuracy. The September presentations to the Borough and Township Planning Commissions were postponed due the delay of Spotts, Stevens and McCoy providing updated material to the County GIS department.

Dresser provided copies of a letter from Borough Solicitor Bill Crosswell per adoption of the Official Map:

- Present the draft map at the Borough Council and Township Supervisors next regular meeting for approval and authorization for the solicitors to prepare ordinances confirming adoption.
- Map and ordinance come back to the Council and Supervisors for authorization to forward them to the LCPC for review and comment.
- Map, ordinance and LCPC comments come back to the Borough and Township PC's for their recommendations.
- Map, ordinance, LCPC, Borough PC and Township PC comments go back to the council and Supervisors for authorization to advertise the ordinance and public hearing.

Hitchens added all neighboring municipalities and L-S school District will require copies for review as well.

Gaynor mentioned North Star Road to the east of Hartman Bridge Road should be included in the corridor improvement delineated on the draft map. There was some discussion and it was decided it was unnecessary.

The **bike/pedestrian path** was discussed. Hitchens noted there is a Bike and Pedestrian Corridor Study with a map on the County website. Questions to consider are: What is the purpose of the path? What are the elements of connectivity? Plan for future expansion? Hock gave the JPC the

example of his personal bike route. There was some discussion on how to proceed from here. Spahn cautioned safety is an issue along many roads without improvements. Hitchens will invite Lauri Ahlskog, the LCPC bike and Pedestrian coordinator, to the November 16 meeting to provide information and answer questions.

On a motion by Hock/Dearolf, the meeting adjourned at 8:45 p.m.

Judith Willig  
Township Secretary

**Minutes**  
**Strasburg Region Joint Planning Commission**  
**November 16, 2010**

On Tuesday, November 16, 2010, the Strasburg Region Joint Planning Commission (SRJPC) held its regular meeting at the Strasburg Borough Office, 145 Precision Avenue. Present were: Mary Dresser, Randy Hock and Joe Orndorff – Strasburg Borough ; Peggy Dearolf, Caroline Morton and Merrill Spahn - Strasburg Township; May Gaynor - Borough resident; Lauri Ahlskog - LCPC.

Co-chair Mary Dresser called the meeting to order at 7:30p.m.

The **minutes** of September 21, 2010 and October 19, 2010, were tabled until the next regular meeting.

Dresser noted the draft **Official Map** will be presented to the Township Supervisors at their December 6, 2010 meeting and invited SRJPC members to attend in support.

The **Borough Council presentation** was reviewed.

- Dresser noted the Council comments will be available before the next regular meeting of the SRJPC.
- Hock noted several items of concern to the Council members: Franklin Street should be a through street, not a pedestrian way; add ponds to the rivers and streams portion of the legend; the parcel noted as proposed for park land and walkway at the east end of the Borough could be problematic as there are numerous owners and the Borough does not have a right-of-way. Morton noted there is no tie-in to the Township for the proposed walkway.
- Consider reducing the riparian buffer zone.
- The double line marking a pedestrian connection in the northwest end needs to be changed to a single line.

The members discussed how best to balance their response to the specific objection raised by the Council per **Franklin Street** making their views and decisions clear without being disrespectful of the Council's position. It was suggested to submit the map with a note stating the original intention per the walking path for Franklin Street.

The members will consider removing the proposed park space on the east end of the Borough and discuss the potential of other spaces. Perhaps designate a portion of the Ranck property rather than the whole. Gaynor suggested designating a purpose for the open space, such as an arboretum, may make it more appealing to the Council members.

There was some discussion on the **implications of the official map**. Dresser will gather information on the official map and its powers for the next meeting, but she noted it is a planning tool which establishes guidelines, not a mandate.

**Lauri Ahlskog** is the bike and non-motorized transportation planner for the **LCPC** appeared at the invitation of the SRPC to provide information and advice on developing a bike/pedestrian path:

- There are two signed bike routes in the county now with one of them coming into Strasburg Borough
- The LCPC has a “Bicycle Level of Service Analysis” for both leisure and transportation uses which provides a grade for each road. Using a higher “grade” road for improvements and connectivity can give weight to any funding application.
- PADOT is supposed to use a bike/pedestrian checklist for assessing proposed road improvements
- Creating a connection from the Borough to the Railroad Museum and Strasburg Railroad seems obvious and attractive
- Incorporating “club ride” routes would appeal to another spectrum of users
- Any added width to improved roads could be designated for non-motorized traffic
- Designated bike lanes cannot be used for buggy traffic
- Improved shoulders are often sufficient for both purposes
- Process should be coordinated with the proposed Heritage Byway along Route 741
- LCPC can offer analysis assistance for planning paths
- Manheim Borough, Mount Joy Borough and Lititz Borough/Warwick Township have been exploring bike loops and could be a good resource for information

The members discussed: developing a small circuit for local use connecting to the larger county network; connecting to the L/S school campus either on road or crosscountry; voiced concerns about improvements creating more and faster traffic.

**Public comment** was invited. Gaynor provided the members with a copy of an article per Kendig and Walnut Run. She noted she has accepted a position on a board which meets the same evening as the SRJPC so will be unable to attend future SRJPC meetings. The members thanked her for her participation and wished her luck.

Tentative **agenda items** for the December 21, 2010 meeting are:

- Review official maps and information
- Review bike information
- Discuss the use of TDR

On a motion by Orndorff/Hock, the meeting adjourned at 9:10 p.m.

Judith Willig  
Recording Secretary

December 21, 2010 - Meeting Cancelled at Strasburg Township

**Minutes**  
**Strasburg Region Joint Planning Commission**  
**January 18, 2011**

On Tuesday, January 18, 2011, the Strasburg Region Joint Planning Commission (SRJPC) held its regular meeting at the Strasburg Borough Office, 145 Precision Avenue. Present were: Mary Dresser, Bill Gretton, Randy Hock and Joe Orndorff - Strasburg Borough; Carl Beck, Peggy Dearolf and Caroline Morton - Strasburg Township

The SRJPC held its **organizational meeting**. On a motion by Hock/Dresser, Bill Gretton was unanimously elected as Borough co-chair. On a motion by Dearolf/Beck, Caroline Morton was unanimously elected as Township co-chair. On a motion by Morton/Gretton, Judy Willig was unanimously named recording secretary.

On a motion by Dresser/Morton, the **minutes** of September 21, 2010 were approved as amended. Hock abstained.

On a motion by Dresser/Hock, the **minutes** of October 19, 2010 were approved as submitted. Gretton, Orndorff and Morton abstained.

On a motion by Hock/Dresser, the **minutes** of November 16, 2010 were approved as submitted. Beck abstained.

**The JtPC reviewed responses from the governing bodies per the official map.**

Strasburg Township Board of Supervisors comments:

- Clarify Reservoir Road and Sides Mill Road portions for inclusion
- Add Bunker Hill and Beaver Valley Pike to dangerous intersections
- Extend the walking trail all the way around the Township Park
- Note gravel or unimproved roads or sections of roads

The recording secretary will note the changes on the draft map at the Township building and leave it for Dresser to pick up.

Strasburg Borough Council comments:

- 125 foot riparian buffer too large. Reduce buffer noted at east end of Borough to 50 feet on each side
- Ranck property should be removed from proposed open space
- Walkway noted at east end of the Borough parallel to Main Street should be removed
- Franklin Street extension should remain and a note added that water sources must be studied prior to any development

Dresser and Morton noted sidewalks and pedestrian links create open space as well and the pedestrian way along the old railroad bed in the proposed Railroad Heritage district should be included on the official map.

The JtPC members were provided copies of the Warwick Township/Lititz official map. Upon review, it was noted their map includes the Urban Growth Boundary and a distinction between



State and Township roads. Morton will ask Tara Hitchens, LCPC, for feedback on inclusion in the Strasburg map.

The idea of a **bike path** in the Strasburg region was discussed. Hock noted most people interested in the route would be experienced riders. Proper signage would be the key with the possible addition of a map of recommended routes. It was recommended to not include the route on the official map.

The idea of **transfer of development rights (TDR)** was discussed. Dresser mentioned a recently attended Farmland Trust meeting where the topic was discussed at length. It essentially entails an exchange of density with another municipality. Dresser noted Warwick Township is the leader of TDR in the County and perhaps Dan Zimmerman, Warwick Township manager, could be invited to give the JtPC a talk on the subject.

The **next meeting** will be February 15, 2011 at the Township. The tentative agenda item is review of the remaining checklist points/tasks.

On a motion by Beck/Dearolf, the meeting adjourned at 8:50 p.m.

Judith Willig  
Recording Secretary

February 15, 2011 - Meeting Cancelled at Strasburg Township

**Minutes**  
**Strasburg Region Joint Planning Commission**  
**March 15, 2011**

On Tuesday, March 15, 2011, the Strasburg Region Joint Planning Commission (SRJPC) held its regular meeting at the Strasburg Borough Office, 145 Precision Avenue. Present were: Mary Dresser, Bill Gretton, Randy Hock and Joe Orndorff - Strasburg Borough; Carl Beck, Peggy Dearolf and Merrill Spahn - Strasburg Township

**Guests:** none

Co-chair Bill Gretton called the meeting to order at 7:30p.m.

On a motion by Hock/Beck, the **minutes** of January 18, 2011 were unanimously approved as submitted.

The **historic resource inventory** was discussed. Chapter 3 and Step 11 from Chapter 11 were reviewed for information pertaining to the subject. On behalf of the SRJPC, Gretton will ask the historic resource contact with LCPC and the Borough HARB for updates and deletions to the list currently in the Comprehensive Plan. The recommendation to form a Township Historic Commission to assess the criteria for and inclusion of properties to the list will be put on the April 4, 2011 Supervisor's agenda.

Dresser provided an update on the progress of the **Official Maps**. They had been delivered to the county GIS department for revision following the January 18 meeting, but a few technical issues in reference to official data and permissions were encountered. These difficulties were never reported to the Borough or Township for clarification so the project was only partially completed. Dresser became aware of the issues upon calling GIS to pick up the maps. She requested GIS provide the partially revised maps for presentation to the governing bodies at their April meetings with notes listing the outstanding items to be revised. All members were encouraged to attend the Borough Council and Township Supervisors meetings in support of the maps.

There being no further business before the SRJPC, on a motion by Gretton/Hock, the meeting adjourned at 8:10 p.m.

Judith Willig  
Recording Secretary

April 19, 2011 - Meeting Cancelled at Strasburg Township

# STRASBURG BOROUGH/TOWNSHIP JOINT PLANNING COMMISSION MINUTES

May 17, 2011

Members present: Bill Gretton, Peg Dearolf, Randy Hock, Carl Beck, Mary Dresser, Caroline Morton

Others present: Sara Gretton, Elijah Yearick

1. Call to order - the meeting was called to order at 7:30 by Co-chairman, Bill Gretton
2. Citizens' Comments - None.
3. Minutes of former meetings were approved as presented.
4. Guest Elijah Yearick, Long Range/Heritage Planner with the Lancaster County Planning Commission presented an overview of Historical Resource Inventory and Data for Lancaster County.

A Preserve America Grant was awarded to LCPC in early 2009, funding released to the County in the summer of 2010. The grant is designated to conduct historic resource inventories for fourteen boroughs within the county. Boroughs were selected as the focus due to the lack of comprehensive data, concentration of resources, and as part of LCPC's commitment to the revitalization and preservation of core communities. The survey is currently underway. Three boroughs have been completed: Marietta, Mountville, and Terre Hill; two are pending: Christiana & East Petersburg; Strasburg Borough will be surveyed later this year. Project status can be found at [www.co.lancaster.pa.us/planning](http://www.co.lancaster.pa.us/planning).

The actual surveying will be conducted from the Right of Way and will be visual, only. Landowner notification will not be necessary. Owner's names will not be referenced. Every structure in the borough will be documented using a PHMC Survey Form.

Buildings that are less than fifty years old will just be noted as a building. Buildings that are greater than fifty years old will be given a rating of significance. The survey information will eventually be turned over to the Borough where it will be determined public accessibility via the web. The Borough will be able to update data.

Strasburg Township has already been documented and has 285 resources.

The county will use the surveyed information for documentation/identification purposes only and will not use the surveyed data to control use as the individual municipality has sole control over land use decisions.

Eventually this surveyed information will be used to create a Historic Resource Inventory layer and will be available as a site review function on GIS mapping.

The county has a template for an ordinance related to demolition of historic properties.

5. The Official Map status was reviewed:

The progress of finalizing the Borough's Official Map ran into several delays related to incomplete and missing information illustrated on the copy of the final map received from the GIS department. Mary Dresser will get this all straightened out with the LCPC GIS Department.

Items requiring correction:

- 50' Riparian Buffers were to be mapped along the seasonal drainage way located between the rear yards of residential properties between Wallingford Road and Stonington Way.
- Shenk Avenue – remove designation as a Potential Park from the property.

- JC Park and Strasburg Community Parks should be illustrated as separate parks
- The Strasburg Bypass is illustrated incorrectly
- Note to be added: Due to the presence of ground water, natural springs and waterways, the Joint Planning Commission recommended a walking path without roadway in the area connecting Coppersmith Lane to Franklin Street

Discussion ensued about traffic, hazardous intersections and the 4 fatalities that have occurred within a month-and-a-half in the Strasburg area.

The Township's Official Map was reviewed by the Township Planning Commission and the Township Supervisors sent it on the Township Attorney for Ordinance language preparation.

6. Caroline Morton updated the committee on the status of the Township's new Zoning District: the Railroad Heritage Zone. The zone is slated for adoption in June. It is a companion ordinance to the Gateway Ordinance which covers 896.
7. New Business: Randy Hock discussed how to use Historical significant information related to the fact that Strasburg Borough contains the longest continual Historic District and the greatest number of pre-18<sup>th</sup> Century structures in their original locations, to the fullest in order to attract Historic Tourism specifically. Signage? Brochures? Main Street signage – introductions to the community like a self-guided walking tour. Randy discussed where the proper venue might be to bring this idea which would help local merchants, increase a sense of pride in our community, etc. Will the Historical Resource Inventory and Data collected for the Borough along with the current Byway work increase interest and generate volunteers to pursue this idea to its fullest?
8. Citizens' Comments: None
9. The meeting was adjourned at approximately 9 PM.

**Minutes**  
**Strasburg Region Joint Planning Commission**  
**June 21, 2011**

On Tuesday, June 21, 2011, the Strasburg Region Joint Planning Commission held its regular meeting at the Strasburg Township Municipal Building, 400 Bunker Hill Road, Strasburg, at 7:30 p.m. Present were: Mary Dresser, Bill Gretton, Randy Hock and Joe Orndorff - Strasburg Borough; Carl Beck, Caroline Morton and Merrill Spahn - Strasburg Township; Recording Secretary Judith Willig.

**Guests:** None

Co-Chair Caroline Morton called the meeting to order at 7:30 p.m.

**Public comment** was invited. There was none.

On a motion by Gretton/Hock, the **minutes** of May 17, 2011 were unanimously accepted as submitted.

Dresser noted the Borough's Official Map would be on the Borough Planning Commission agenda on July 11<sup>th</sup> at 7:00 and the Borough Council on July 12<sup>th</sup> at 7:30. She encouraged members of the SRJPC attend the meetings to support the submission and answer questions.

The SRJPC reviewed the goals from the regional comprehensive plan:

- Joint authority was not tackled as the Township does not have an Act 537 Plan
- Route 896 Study is complete
- The Bypass is complete
- Joint transportation program is addressed by the official maps
- Route 741 Byway is under way with the County
- Bike/pedestrian way part of the official map and the Railroad Heritage zone
- Township official map has been adopted and the Borough's is in process
- Township web site is up and running
- Farmer's market has been established in the Borough
- Update of the historical resource inventory was addressed at the May meeting
- Municipal zoning ordinance – the Township has made several amendments; the Borough is reviewing their SLDO and a Gateway North overlay

The recording secretary was directed to draft a letter to the governing bodies outlining the SRJPC's progress and requesting guidance for its future efforts.

There being no further business before the SRJPC, on a motion by Morton/Hock, the meeting was adjourned at 8:00 p.m.

Judith Willig  
Recording Secretary

July 19, 2011 - Meeting cancelled at Strasburg Borough

August 16, 2011 - Meeting cancelled at Strasburg Township

September 28, 2011 - Meeting cancelled at Strasburg Borough

October 18, 2011 - Meeting cancelled at Strasburg Township