



their lots due to the stormwater facilities. When asked how they were proposing to handle stormwater on the plan as shown, Mr. Snyder stated that they would have to do geotechnical testing to determine perk rates but they are assuming that each lot can handle its own stormwater, possibly via an infiltration pit. He stated that they were considering the infiltration pit instead of pervious paving because of the long-term driveway regulations for the homeowner.

Mr. Snyder stated that the home sizes they proposed on the plan is just for reference to show that there is plenty of space for the homes and they are compatibly-sized to the other homes in each neighborhood.

Bob Marshall stated that this board reviewed the Official Map in 2017 and had discussed retaining the Sunset Avenue connection. The Borough Manager stated that the Official Map update was placed on hold and no changes have been made. Bob Marshall stated that in the past some of the residents of Sunset Avenue have expressed to him that they like the street being a dead end and not having through traffic.

Ken Johnson asked how the end of Sunset Avenue would be handled and Mr. Snyder stated that was a detail that still needs to be worked out.

Mr. Snyder stated that they are proposing to have the driveways to Lots 3 and 4 come into the existing curb cut on Candle Lane and noted that for the stream crossing at that location, there is an existing pipe with two headwalls.

Richard Elliott, the Secretary to the Trails at Strasburg Homeowner's Association, asked how they are proposing to access the site for Lots 3 and 4 because currently the HOA is required to maintain both sides of Candle Lane. He stated that the HOA is questioning how the frontage on Candle Lanes for Lots 3 and 4 as well as the land North of the lots and South of the lots will be handled, reminding the members that the HOA currently pays someone to mow and remove snow the whole length of Candle Lane. Mr. Elliott stated that the HOA is not opposed to the new houses; they just want to know how it will be handled and who owns the land that they have been maintaining. Mr. Snyder stated that he believed this would be handled by a transfer of maintenance agreement but will review easements and remain in contact with the HOA.

Mr. Snyder asked for the members' thoughts on the following waivers they would need to request:

1. Section 602.05 to not connect Sunset Avenue
2. Section 602.14 to create an alternate cul-de-sac on Sunset Avenue
3. Section 606.04.7 lot configuration (flag lots).

Mary Dresser asked what they are proposing to happen with the snow that gets plowed down Sunset Avenue because it ends with the two new driveways. Mr. Snyder stated that is one of the details they would have to review and stated that probably the driveway configuration would need to be revised to provide an area for the snow to be pushed to so it would not impact a driveway. He also stated that possibly the two driveways become a shared driveway.

Mary Dresser asked about the riparian buffer, noting that she believed the requirements have changed since the original plan. Mr. Snyder stated that he will verify the current buffer requirements. Mary Dresser reminded the members that when this development was originally proposed, residents came to meetings and showed photographs of how wet the area is. Ken Johnson stated that he believed Lot 3 will be a challenge. Mr. Snyder stated that perk tests will need to be done to make sure the soils will perk to address stormwater. He also stated that

Vortex Environmental was out and reviewed the area and it is believed that the wetland area has not expanded. Mary Dresser suggested considering shifting the lot lines for Lots 3 and 4 to have some more usable space left for Lot 3.

Mr. Snyder stated that they are referring to the project as the “Deckman Property” to reference this plan back to the original plan.

Bob Marshall stated that he is ok with all three of the waiver requests but he is concerned with the floodplain and the configuration of the lots and not happy with how the driveways for Lots 1 and 2 connect to Sunset Avenue but understands that there may be no other way to connect them. Dominick Di Bella did not have any questions. Ken Johnson agreed with Bob Marshall and agreed that we can work through the waivers but does not like the two flag lots with driveways and believes a lot needs to be worked out with its connection for snow and turnarounds. Ken Johnson stated that he is concerned with handling stormwater, the impact of the wetlands and the amount of usable space remaining for Lot 3 and agreed with Mary Dresser’s suggestion to consider shifting the lot line between Lots 3 and 4 but understood the existing infrastructure they are trying to use. It was agreed that the developer needs to research the Trails at Strasburg Homeowner’s Association documents and complete any necessary agreements.

David Felpel asked if the developer had consulted with emergency services regarding their input on the plan. Mr. Snyder stated that is one of the next steps in the process.

Mary Dresser stated that she would want some assurance that Keystone would not come back in a couple of years and want to develop to put two more flag lots on the land that is shown to be remaining with the Miller Street property

Mr. Snyder and Mr. Briegel thanked the members for their input and suggestions and stated that their next step is to review the sketch plan with Borough Council.

**REVIEW OF PLACES 2040 EXECUTIVE SUMMARY:** Porter Stevens from the Lancaster County Planning Commission was in attendance and reviewed the Executive Summary of the Places 2040 Plan for Lancaster County. He stated that the Lancaster County Planning Commission has developed implementation teams that will begin focusing on the “Big Ideas” and “Catalytic Tools & Strategies” and will begin creating policy goals and reach out to municipalities to discuss making some of the goals a reality.

When asked what items could impact Strasburg, Mr. Stevens stated that a few items he can quickly think of include implementing complete streets, including development just outside the Borough into the heart of the Borough, utilizing Official Maps and reviewing the Zoning Ordinance to see if there is anything that needs changed or simplified. Bob Marshall stated that he would like to have public transportation in the Borough and Mr. Stevens stated that is included under the complete streets category.

Mr. Stevens stated that he attended a recent Strasburg Township meeting and they mentioned the possibility of updating the Strasburg Region Joint Comprehensive Plan. He stated that Akron Borough recently wrote their Comprehensive Plan using a committee of local volunteers with the assistance of the LCPC and stated that he is willing to share a copy of their plan.

**OTHER BUSINESS:** The Borough Manager stated that the Borough Collaborative is seeking representatives on their board and stated that Dave Felpel has expressed interest. Mary Dresser and Bob Marshall stated they would like more information.

Richard Elliott questioned ownership of the easements that the Trails at Strasburg HOA maintains and the Borough Manager stated that the Borough Engineer has been asked to look into the matter.

**CITIZEN COMMENTS:** None.

**ADJOURNMENT:** A motion was made by Bob Marshall, seconded by Mary Dresser and passed unanimously to adjourn the meeting at 8:40 p.m.

Respectfully submitted,

Lisa M. Boyd  
Borough Manager