

**STRASBURG BOROUGH
PLANNING COMMISSION MINUTES**
March 2, 2020

Members Present:	Ken Johnson	Bob Marshall
	Mary Dresser	Dominick Di Bella
	Dave Felpel	

Others Present:	Lisa M. Boyd, Borough Manager	Tracy Leed
	Porter Stevens, LCPC	Chester Millisock
	Leslie Stimeling	Robert Ham
	Elsie Charles	Richard High
	Dawn Lauzus	Penny D'Alessandro
	Fred Lauzus	Ann D'Alessandro-Zuck
	John Dobish	Theodore Brown
	Bill Koch	Matt Carroll
	J. Fred Witmer	Kevin Hamilton
	Barb Rathbone-Frank	Lynda Houck

CALL TO ORDER AND PLEDGE TO THE FLAG: Chairman Ken Johnson called the meeting to order at 7:00 P.M., followed by the pledge to the flag. He announced that the meeting is being audiotaped and maintained until the minutes are approved.

Ken Johnson announced that this board does not have voting authority on Keystone Custom Homes' development in Strasburg Township and we will not be voting on the plan. He added that this is only a courtesy review of what Strasburg Township shared with us. He also stated that we are aware of stormwater runoff issues from this property onto Borough properties and will be sharing those concerns with Strasburg Township. He also pointed out that the property is located within Strasburg Township's Urban Growth Boundary.

CITIZEN COMMENTS: Tracy Leed, 332 Miller Street, stated that she supports affordable housing but is not sure what type of homes are proposed for this development. She is concerned with this proposed Strasburg Township development because of the additional traffic it will add to the intersection of Clearview Drive and Miller Street. She noted that there have already been accidents there due to the configuration of the intersection. She also had the following additional concerns regarding this development using Borough resources such as: this development does not have road access to a Strasburg Township road and will result in additional wear on Clearview Drive and will use Borough water, sewer, and police coverage. Additional concerns are construction noise, dirt, traffic, and safety of the children in the Borough who are not used to having much traffic on their roads.

The Borough Manager stated that the Borough Authority will evaluate if there is sufficient capacity to allocate water and sewer capacity to this project which is in Strasburg Township's Urban Growth Boundary.

Robert Ham, 113 Clearview Drive, stated that stormwater runoff has been a problem for years in this area and the property owner bordering his property removed the swale years ago. He is concerned that this development will cause additional runoff problems.

Penny D'Alessandro, 60 Beddington Lane, is also concerned with this development using Borough water, Borough sewer, Borough snow plowing, ambulance, fire and police and asked if this development would be contributing to assist in these costs. Ken Johnson noted that the fire company and ambulance already cover parts of Strasburg Township and they will be paying tapping and usage fees for water and sewer. She is also concerned about the additional traffic and if a traffic light will be needed.

Bill Koch asked if our existing emergency services would be able to provide to prove proper protection?

The Borough Manager noted that the Police Department does already provide some traffic enforcement to Strasburg Township.

Fred Witmer stated that he lives in Strasburg Township and agrees with the concerns that were raised regarding this development utilizing Borough water and sewer, noting that other Strasburg Township properties are already using our water and sewer for the Mersky Tract development and water for the Hartman Bridge Village project and Sight and Sound.

Ken Johnson stated that the only water allocated to Sight and Sound is for a supplemental line for their sprinkler system.

Matt Carroll, 105 Clearview Drive, is concerned if the drain near his property will be a sewer drain that will attract mosquitoes, larvae, and bugs and if his back yard could become a swamp. He is also concerned about dust and dirt during construction. He stated that they purchased the property to raise their family there and had a beautiful back yard and now they will be looking at someone else's home. He is concerned with the layout of the development and how close they will be to the existing homes that already have stormwater problems.

Ann D'Alessandro-Zuck, 22 West Main Street, is concerned about increasing school taxes.

Barb Rathbone-Frank, 324 Mindy Avenue, asked if the developer would be financially responsible for the Engineer's evaluation to determine if there is sufficient capacity. The Borough Manager stated that the developers do reimburse us for plan reviews. She also asked how the Borough would benefit from this development, noting that their taxes and any fees-in-lieu of providing open space will be paid to Strasburg Township.

Dominick Di Bella asked about a previously-discussed walking path to the L-S High School complex and if it was still being considered? Ken Johnson stated that it was discussed when we worked on the Joint Strasburg Region Comprehensive Plan and that is something that Strasburg Township will need to consider if it is included in that Plan.

Fred Witmer stated that the only recreation he is aware of in Strasburg Township is the disc golf course on Route 222 on the land that was donated to the Township as part of an estate.

Richard High, 109 Clearview Drive, is also concerned about water runoff and asked if they had a stormwater plan for the development. Ken Johnson stated that these are preliminary plans and they will need to do stormwater plans and other plans further into their planning process, which will be submitted to and reviewed by Strasburg Township.

Tracy Leed asked if the Borough could regulate a Township development connecting to a Borough road? Mary Dresser stated that the original Borough development was constructed with a stub to connect to future development in the Township. She is also concerned with the additional usage of the Borough's parks.

Leslie Stimeling, 21 Clearview Drive, stated that they bought their home because of the farmland behind it, the views, and because it was a quiet neighborhood. She also has existing water runoff issues and agrees with the concerns that were raised by others.

The Borough Manager stated that the Borough's Planning Commission chose to do a courtesy review of this development because it abuts right up against the Borough.

Porter Stevens stated that, from his memory, there are two main areas of Urban Growth Boundary in Strasburg Township: one to the East near the Railroad that is primarily a non-residential zoning district and residential parcels to the North. He added that there may be a few other small residential zones.

Porter Stevens responded to a few of the concerns raised tonight and stated that any project will need to capture all stormwater generated on the property and encouraged residents to notify Strasburg Township of their existing stormwater issues. He stated that the County does encourage municipalities to work together, think regionally for growth, and discuss traffic impacts.

Matt Carroll asked if they could get speed limit signs on Clearview Drive. The Borough Manager advised him to talk to the Police Chief.

REORGANIZATION:

CHAIRMAN: A motion was made by Bob Marshall, seconded by Dominick Di Bella and passed unanimously to nominate Ken Johnson as Chairman.

VICE CHAIRMAN: A motion was made by Dominick Di Bella, seconded by Mary Dresser and passed unanimously to nominate Bob Marshall as Vice Chairman.

RECORDING SECRETARY: A motion was made by Mary Dresser, seconded by Dominick Di Bella and passed unanimously to nominate Lisa Boyd as Recording Secretary.

Hearing no other nominations, Bob Marshall made a motion, seconded by Dominick Di Bella and passed unanimously to close nominations and appoint Ken Johnson as Chairman, Bob Marshall as Vice Chairman and Lisa Boyd as Recording Secretary.

MINUTES OF JUNE 3, 2019: A motion was made by Bob Marshall and seconded by Dave Felpel to approve the minutes of the June 3, 2019 meeting as printed. Motion carried with members Johnson, Marshall and Felpel cast assenting votes. Members Di Bella and Dresser abstained from voting because they were not in attendance for that meeting.

1533 VILLAGE ROAD DEVELOPMENT STRASBURG TOWNSHIP – COURTESY

REVIEW: Dave Felpel asked if the Borough Residents could attend a Strasburg Township meeting and have standing? Residents were encouraged to attend Township meetings when this development is discussed.

The Borough Manager stated that detailed minutes from tonight's meeting will be shared with Strasburg Township.

OTHER BUSINESS: None.

CITIZEN COMMENTS: Ann D'Alessandro-Zuck stated that she believes the farmland we have here is very special and Lancaster County's farmland is some of the most productive non-irrigated farmland in the country. Ken Johnson stated that this piece of property was sold at public auction.

As suggested by our LCPC Representative, Dave Felpel asked if it would be possible to hold a joint meeting? Porter Stevens will check with the Strasburg Township's Administrator regarding this request.

Dominick Di Bella agreed that affordable housing is needed in this area.

Tracy Leed stated that she has seen large birds and hawks on the property that is proposed to be developed. She also stated that she is concerned with the additional traffic that will be generated by the 79-house development on Prospect Road that has already been approved. She was advised to contact Strasburg Township regarding this concern and to find out what improvements they required.

Tracy Leed thanked the members for volunteering and for hearing their concerns.

ADJOURNMENT: A motion was made by Bob Marshall, seconded by Dave Felpel and passed unanimously to adjourn the meeting at 8:13 p.m.

Respectfully submitted,

Lisa M. Boyd
Borough Manager