



Zone and the property surrounding this parcel is in Strasburg Township which is zoned Agricultural and not part of their Urban Growth Boundary.

A motion was made by Bob Marshall, seconded by Mary Dresser and passed unanimously to recommend that a sewer easement be provided for a possible future connection to the triangle parcel in Strasburg Township instead of extending the sewer line.

Mr. Magrecki stated that one item raised by the Borough Solicitor was the access and that the stub that exists is a Borough road named "Road B" (because Historic Drive is a limited-access road). He stated that they had initially proposed to stripe the left-turn lane off of Historic Drive but since the Borough owns the access and PennDOT does not have control, they were planning to forego striping it and connect to the Borough street.

Ken Johnson added that the Solicitor is recommending a plan note, to the satisfaction of the Borough, be added that the applicant should assume responsibility for the maintenance and repair of "Road B", including but not limited to any sinkholes which may develop and to include a requirement that all storm water management facilities be checked regularly by the landowner for signs of karst activity.

The Borough Manager stated that he believed that the Borough will require the developer to stripe the existing left-turn lane when "Road B" to the north is developed because it will be required by PennDOT. He will verify this by reviewing the original PennDOT plan.

Mr. Magrecki discussed item B8 in ELA's review letter regarding pedestrian access and Mr. Magrecki stated that they are proposing to not provide the sidewalk from the eastern parking facility to the building because it conflicts with the landscaping requirements. The Borough Engineer stated that it should be determined if the two trees within the landscaping islands can be relocated to provide the recommended sidewalk. It was the consensus of the members to include the trees and exclude that sidewalk because pedestrians that park in those spaces will walk on the macadam to enter the building and not utilize the sidewalk.

Mary Dresser noted that item G4 of ELA's review letter states that landscaping and screening requirements shall be discussed and established with the Borough and asked if the applicant was planning to have the plans reviewed by the Tree Committee? Mr. Magrecki stated that the plan was reviewed by the Zoning Officer and they planned to comply with his comments. Mary Dresser stated that the Tree Committee is a recommending body and could comment on the trees along the street and the Borough Manager stated that the applicant could seek input from the Tree Committee but it is not required. Mr. Magrecki stated that they could look at changing some of the plants based on comments regarding their species selections. Mary Dresser stated that the Tree Committee is knowledgeable about what species of trees do well in this area.

Ken Johnson stated that his review of the documents submitted showed that the developer will address all of the Borough Engineer's comments.

A motion was made by Mary Dresser, seconded by Bob Marshall and passed unanimously to recommend Borough Council approve the waiver for Section 303 Preliminary Plan to allow the applicant for Lots 8 and 10 Historic Drive to submit this project directly as a Final Plan.

Mr. Stonerook stated that they hoped to break ground in June 2021, turn the building shell over to the tenant approximately 150 days later, and the tenant will be responsible for the interior improvements.

**OTHER BUSINESS:** None.

**CITIZEN COMMENTS:** None.

**ADJOURNMENT:** A motion was made by Bob Marshall, seconded by David Felpel and passed unanimously to adjourn the meeting at 7:45 p.m.

Respectfully submitted,

Steven Echternach  
Borough Manager