

January 13, 2020 – Meeting Canceled

February 3, 2020 – Meeting Canceled

**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

April 6, 2020 – Meeting Canceled

May 4, 2020 – Meeting Canceled

June 1, 2020 – Meeting Canceled

July 6, 2020 – Meeting Canceled

**STRASBURG BOROUGH  
PLANNING COMMISSION MINUTES  
August 3, 2020**

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

Others Present:       Steven Echternach, Borough Manager  
                                 Bruce L. Ryder, Mayor  
                                 Laura Proctor, LCPC

**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.

**CITIZEN COMMENTS:** None.

**MINUTES OF MARCH 2, 2020:** A motion was made by Dominick Di Bella, seconded by Bob Marshall and passed unanimously to approve the minutes of March 2, 2020 as printed.

Bob Marshall asked if the new LCPC Representative could look into the request for a joint meeting with Strasburg Township that was discussed at the March 2, 2020 meeting to relay the citizens' concerns. The Borough Manager will contact Strasburg Township to make this request as well.

**REVIEW OF PROPOSED ORDINANCE TO AMEND ZONING ORDINANCE:** Mayor Ryder stated that an amendment to the Zoning Ordinance was prepared and, following our Ordinance, the Planning Commission is to review and comment to Council prior to them taking formal action. He stated that the amendment has been properly advertised and was forwarded to the Lancaster County Planning Commission for their review. He added that Council is hoping to have the comments back from both Planning Commissions so it can take action at their September 8, 2020 meeting.

He stated that the Zoning Ordinance was amended approximately two years ago to remove a provision for "Uses not provided for" and as a result of taking that section out, when a new use comes up there is no guidance in the Ordinance for the Zoning Hearing Board to utilize when a new request is received. He stated that this proposed zoning amendment is to identify two newer uses, medical marijuana and alcohol related, that were not thought of in 1996 when the Zoning Ordinance was rewritten. He added that the amendment abides with the Medical Marijuana Act and the Liquor Code state laws and the ordinance needs to be "liquor neutral" and have the same regulations apply to, for example, a business that has alcohol and to one that does not have alcohol. This amendment standardizes the use regulations to be by Special Exception across all Commercial Zoning Districts.

Based on a question raised by Bob Marshall, Mayor Ryder stated that existing establishments are grandfathered. He added that one existing establishment, the Winery at the Square, is a pre-existing nonconforming use that was in business before the Ordinance was amended. He stated

that the Borough's other existing liquor establishments are the Fireside Tavern, Pizza City, and the retail sales of beer at the Beer Mart and Rutter's Convenience Store.

The Manager stated that the Lancaster County Planning Commission will review this amendment at their meeting that is scheduled for August 24, 2020.

A motion was made by Dominick Di Bella, seconded by Bob Marshall and passed unanimously to recommend Borough Council approve the Zoning Ordinance Amendment as proposed, noting that the proposed Zoning Ordinance Amendment is in accordance with the objectives of the formally adopted Comprehensive Plan.

**OTHER BUSINESS:** Laura Proctor, our new Lancaster County Planning Commission representative, was in attendance, and stated that she has worked at the County since 2017 and was recently assigned to Strasburg Borough as part of a county-wide reassignment. She stated that she is from Downingtown and has a background in historic preservation.

**APPOINTMENT OF RECORDING SECRETARY:** A motion was made by Bob Marshall, seconded by Dominick Di Bella and passed unanimously to appoint Steven Echternach as the Recording Secretary.

**CITIZEN COMMENTS:** None.

**ADJOURNMENT:** A motion was made by Dominick Di Bella, seconded by Bob Marshall and passed unanimously to adjourn the meeting at 7:35 p.m.

Respectfully submitted,

Steven Echternach  
Borough Manager

September 14, 2020 – Meeting Canceled

**STRASBURG BOROUGH  
PLANNING COMMISSION MINUTES  
October 5, 2020**

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

Others Present: Steven Echternach, Borough Manager  
Kathy Conley, RGS Associates  
Bill Briegel, Keystone Custom Homes

**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.

**CITIZEN COMMENTS:** None.

**MINUTES OF AUGUST 3, 2020:** A motion was made by Bob Marshall, seconded by Dominick Di Bella and passed unanimously to approve the minutes of August 3, 2020 as printed.

**UNFINISHED BUSINESS:** None

**NEW BUSINESS:**

**Review Deckman Property Plans:** Kathy Conley, Project Coordinator with RGS Associates, was in attendance to represent Keystone Custom Homes who are proposing to develop a tract of land owned by Smoker and developed by Chatham Creek LLC. She stated that the history of this parcel is that it had considered developing this tract by connecting Sunset Avenue to Candle Lane, which does require multiple creek crossings, impacted the floodplain and impacted the wetlands. She stated that the environmental permitting necessary to address those impacts is astronomical so they revised their plans to only propose two single family lots at the end of Sunset with an area to push snow at the end. The residual tract which contains a little over two acres would remain after these two just under a half-acre lots are subdivided.

The erosion and sedimentation plans were submitted and under review by the Lancaster County Conservation District. The plans were submitted and reviewed by the Lancaster County Planning Commission and the Borough Engineer. Ms. Conley stated that the plan does require nine waivers because this is only a two-lot subdivision and they are:

1. Section 402 – Preliminary Plan Application – requesting to submit this project directly as a Final Plan. The Borough Engineer recommends approval of this waiver.
2. Section 402.03.4 – Existing Features within 200 feet of the subject tract – existing features surrounding the site are shown, but some areas do not show features to the full 200' extent. The Borough Engineer recommends approval.
3. Sections 402.03.6, 402.03.7 & 402.03.8 – Location and Identification of Existing Trees and Landscape materials – they are making very limited impact to the small amount of trees and the location of existing trees and tree line are shown on the plans. The Borough Engineer recommends approval but would like some protections and riparian buffer vegetation identified and restricted.

4. Sections 402.05.6 – Historic Features – they are not proposing any improvements to the structure that will remain on the residual Historic District lot. They will seek HARB's opinion on this matter without going through the official review process. Ken Johnson and Dominick Di Bella agreed that they subdividing these lots off of the lot in the Historic District.

5. Section 602.05 – Street Function – they are only proposing two additional residential units with access off the existing termination of Sunset Avenue and they are asking to not continue the road through to Candle Lane to reduce the impact on the existing wetlands, stream, and reduce the impervious coverage. The Borough Engineer stated that if it is the Borough's desire to not require the street to be pushed through, the Official Map should be updated.

6. Section 602.14 – Cul-de-sac street – 1) they are proposing to terminate Sunset Avenue how it exists today with a stub street to reduce the impact to the existing wetlands, stream, and reduce the impervious coverage; 2) they are proposing to include a pavement section to allow driveway access connection for the proposed lots; and 3) the turnaround stub will continue to function as it does today and provide a public access easement over the pavement extension area to allow for public turnaround, which is better than what is there now. The Borough Engineer is recommending denial but the applicant is willing to work with the appropriate people to demonstrate that their proposal will work and to allow for an area where snow can just be pushed into the lawn. Dominick Di Bella expressed his concern with the snow melting in the person's front yard and Ken Johnson was concerned that the Borough trucks could damage lawns during plowing. Kathy Conley stated that Sunset Avenue currently does not have any stormwater inlets and they are proposing an inlet on each side with a sump to capture the rainwater. She added that easements will be shown on the plan to eliminate people from building or planting trees in the easement. Based on a question raised from Ken Johnson, Steven Echternach stated that the trash trucks currently drive down and back up or the reverse. Steven Echternach stated that we use pickup trucks to plow but we would not want residents to complain. Kathy Conley stated that they could use, and have used in other areas, river rock to identify the area so the homeowners do not plant in that area and to provide for a location to push the snow. Kathy Conley stated that this right-of-way is privately-owned by the two homeowners. Steven Echternach noted that this right-of-way is separate from the Authority's sewer line right-of-way on the properties. Kathy Conley stated that the lots are designed this way due to the tightness of the site to accommodate the larger building envelope. Bill Briegel stated that they could adjust the plan to extend the right-of-way, transition the curb and sidewalk through and have the snow easement off of the end of the road.

7. Section 604 – Sidewalks – requesting to not install sidewalks because people can walk on the driveways which will not have a step. Kathy Conley stated that the Borough Engineer was recommending approval of this waiver but, based on conversation, she believes they will be able to meet this requirement based on the right-of-way.

Kathy Conley stated that the Borough Engineer had requested a condition be placed on the waiver requests for Curbs and Flag lots as it relates to the Official Map and not connecting the street through to Candle Lane.

Mary Dresser asked about Lot 1 and their intention for future development of that lot along Candle Lane. Bill Briegel stated that land will be combined and retained with Smoker's property at 308 Miller Street and due to the floodplain and wetlands they would not develop that lot. Ken

Johnson stated that there is a substantial piece of property that belongs to the Trails at Strasburg Homeowner's Association and Lot 1 does not have frontage on Candle Lane. Mary Dresser asked if restrictions could be attached to any future development of Lot 1 and Bill Briegel stated that he would be in agreement with a note on the plan to restrict any further development of the area east of Kendig Run and west of Candle Lane (and will hash the area on the plan).

8. Section 605 – Curbs – based on the revision of the plan as discussed at this meeting, this waiver will be eliminated.

9. Section 606.04.7 – Flag lots – Kathy Conley stated this is due to how you look at the frontages of the lots and the Borough Engineer recommending approval and is addressed with the revised plan as discussed tonight for the alternate design for a cul-de-sac and accepting that the street will not be connected to Candle Lane.

Subdivision and Land Development - Kathy Conley stated that all of the Borough Engineer's Subdivision and Land Development comments are addressable with no issues with the exception of #10 and she states that the current shared driveway for 308 Miller Street has been in existence and they are not touching that part of the lot. Kathy Conley stated that they did not find an easement agreement for the driveway when they did their searches but one could exist. The Borough Manager stated that the developer should contact the property owner to find out if an easement exists.

Stormwater Management Review - The Borough Engineer's comments regarding the Stormwater Management Review were discussed and Kathy Conley stated that they will review the comments with the Borough Engineer but they do not have any real concerns with being able to meet them except with #14 regarding improvements to the riparian buffer because they are not doing any work within the existing riparian easement which is wooded.

Floodplain Review - Kathy Conley stated they did do a floodplain study to meet FEMA guidelines.

Water and Sanitary Sewer Review – They do have the DEP Sewer Planning approval, agreements, and allocations.

They are waiting to receive the comments from the Lancaster County Planning Commission, Borough Solicitor, and Public Works Department.

Mary Dresser asked about comment C.10 and identifying impervious surface. Kathy Conley stated that the stormwater was designed for the 2500 sf impervious as shown on the plan plus the driveway and they will be shown on the plan and met unless additional stormwater applications are submitted. Mary Dresser stated that in her profession she works with homeowners who want to put in a patio, shed, or pool and they are oblivious to the buildable restrictions that are placed on their lots. She asked if they could enlarge the stormwater facility to have a larger buildable footprint? Kathy Conley stated that their stormwater facility is built to the largest capacity possible. Mary Dresser added that these two lots also have easements that would affect the

ability to construct a deck. Bill Briegel stated that they do provide a lot disclosure that is signed by the buyers and they do try to disclose everything as much as possible.

The Borough Manager provided the applicant with a copy of the draft Lancaster County Planning Commission comments.

The Borough Manager asked if the developer was agreeable to completing the improvement requested by the Borough Engineer in its review # A.7 to eliminate the roadway opening/curbed returns on Candle Lane, and roadway curbing and sidewalk installed. Bill Briegel stated that they do not agree to do that because it is an off-site improvement and restated that they previously discussed that they agreed that they would create a deed restriction to not develop that portion of land.

Kathy Conley stated that it was the intention to introduce the project tonight and they were not expecting to have action taken on the plan at this meeting and they would come back to the November meeting with revised plans and the comments addressed.

**OTHER BUSINESS:** None.

**CITIZEN COMMENTS:** None.

**ADJOURNMENT:** A motion was made by Bob Marshall, seconded by Mary Dresser and passed unanimously to adjourn the meeting at 8:10 p.m.

Respectfully submitted,

Steven Echternach  
Borough Manager

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

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

Others Present: Steven Echternach, Borough Manager                      Clark Stoltzfus  
Kathy Conley, RGS Associates                      Brian Lavin  
Bill Briegel, Keystone Custom Homes                      Linda Younger  
Mark Magrecki

**CALL TO ORDER AND PLEDGE TO THE FLAG:** Due to a conflict with another meeting that started at 7 P.M., the start time of this meeting was delayed and Chairman Ken Johnson called the meeting to order at 7:25 P.M., followed by the pledge to the flag. He announced that the meeting is being audiotaped and maintained until the minutes are approved.

**CITIZEN COMMENTS:** None.

**MINUTES OF OCTOBER 5, 2020:** A motion was made by Dominick Di Bella, seconded by Mary Dresser and passed unanimously to approve the minutes of October 5, 2020 as printed.

**UNFINISHED BUSINESS:**

**Review Deckman Property Plans:** Kathy Conley, Project Coordinator with RGS Associates, was in attendance to represent Keystone Custom Homes for two new single family lots at the end of Sunset Avenue. She stated that they made some revisions to the plan that were discussed at last month's meeting including:

1. Extended the right-of-way 16 feet which will have curb and sidewalk, which eliminates the need for Waiver Requests #7 (Sidewalks) and #8 (Curbs).
2. Have a river stone area and easement to designate an area to push snow and allows for a small truck to turn around in the right-of-way.

RGS's letter dated October 13, 2020 was reviewed in detail. She stated that the proposed easement and stormwater facility will be the responsibility of both of the owners of new lots that are being created by this project.

Based on a question raised by Linda Younger, Kathy Conley reviewed the proposed stormwater improvements for this project.

The erosion and sedimentation plans were reviewed by the Lancaster County Conservation District and they plan to resubmit the plans later this week. The plans were submitted and reviewed by the Lancaster County Planning Commission and the Borough Engineer.

Mary Dresser stated that she still believed the Candle Lane curb cut should be removed and sidewalk installed. The Borough Manager stated that the Trails at Strasburg HOA has officially contacted the Borough requesting this improvement be made.

The end of road barrier was discussed and it was the consensus of the members that the barrier would not be desired because it would affect the snow being pushed there and it would be in the water and sewer easement. The members discussed and agreed that two reflective posts possibly with signage on the house edge of the stone (in the right-of-way) is desired.

Waiver Requests:

1 & 2. A motion was made by Bob Marshall, seconded by Dominick Di Bella and passed unanimously to recommend Borough Council approve the waiver from the Subdivision and Land Development Ordinance Section 402 Preliminary Plan Application (submit this project directly as a Final Plan) and Section 402.03.4 – Existing Features within 200 feet of the subject tract (existing features surrounding the site are shown, but some areas do not show features to the full 200' extent).

3. A motion was made by Mary Dresser, seconded by Bob Marshall and passed unanimously to recommend Borough Council approve the waiver from the Subdivision and Land Development Ordinance Sections 402.03.6, 402.03.7 & 402.03.8 – Location and Identification of Existing Trees and Landscape materials (the location of existing trees and tree line are shown on the plans) with the condition that a plan note be provided to state that additional impact to the site shall meet Borough requirements.

The members chose to act on Waiver Request 5 before they could consider Waiver Request 4.

5. A motion was made by Bob Marshall, seconded by Dominick Di Bella and passed unanimously to recommend Borough Council approve the waiver from the Subdivision and Land Development Ordinance Section 602.05 – Street Function (to not extend West Sunset Avenue to Candle Lane) with the condition that the developer, Keystone Custom Homes, will remove the existing cutout off of Candle Lane by installing curb and sidewalk to eliminate the impression that Sunset Avenue will be a through street because there is no future extension of West Sunset Avenue and with the understanding that the Borough will update the Official Map in the future.

4. A motion was made by Mary Dresser, seconded by Dominick Di Bella and passed unanimously to recommend Borough Council approve the waiver from the Subdivision and Land Development Ordinance Sections 402.05.6 – Historic Features (no work is being proposed around the existing structure, surrounding landscape, and tree line on the residual land) based on conditions being met in Waiver #5.

6. A motion was made by Bob Marshall, seconded by Dominick Di Bella and passed unanimously to recommend Borough Council approve the waiver from the Subdivision and Land Development Ordinance Section 602.14 – Cul-de-sac street (they are proposing two single-family lots to access off the existing termination of West Sunset Avenue, will extend a pavement section into the site to allow driveway access connection for the proposed lots, the turnaround stub will continue to function as it does today, a public access easement is provided over the

pavement extension area to allow for public turnaround, the Strasburg Fire Department indicated to the Borough Manager that they are in agreement with the plan) with the condition that West Sunset Avenue shall be posted with signs approved by the Public Works Department as a No Outlet Street at a location approved by the Public Works Department and install reflective posts with signage at the end of the road on the house edge of the stone (in the right-of-way).

7. A motion was made by Mary Dresser, seconded by Bob Marshall and passed unanimously to recommend Borough Council approve the waiver from the Subdivision and Land Development Ordinance Section 606.04.7 – Flag lots.

Mary Dresser asked if the neighboring property owners in attendance had any questions or comments. Brian Lavin stated that he was in attendance to hear more about the application and because he was concerned with the stormwater runoff and Ken Johnson stated that the basin they are installing on the one property should handle the water. Linda Younger stated that her questions were answered.

A motion was made by Mary Dresser, seconded by Dominick Di Bella and passed unanimously to recommend Borough Council approve the Subdivision and Land Development, Storm Water Management, and Floodplain for the Deckman Property subdivision plan as submitted conditioned upon meeting the items outlined in the Borough Engineer's Review letter dated October 20, 2020.

**NEW BUSINESS:** None.

**OTHER BUSINESS:**

**Courtesy Review, PennTERRA, Historic Drive:** Mark Magrecki, representing PennTerra Engineering, Inc., and Tom Stoneroock, were in attendance to review the plans for Lots 8 and 10 along Historic Drive that are owned by North Field Partners, L.P. Mr. Magrecki stated they are proposing to combine the two lots into one, and it comprises about 3.38 acres, and showing a 15,000 square foot medical office building. The property is in the C-2 Zoning District, and they are showing 110 parking spaces to allow up to 18 physicians per the Zoning Ordinance standards. The lot coverage is about 54% and 60% is allowed. Mr. Magrecki stated that they originally submitted this plan on March 16, 2020, and then put the plan on hold due to COVID-19. He stated that they did review the Borough Engineer's comments in their letter dated April 10, 2020, and plan to address the items when they get to the Land Development Plan submission. They wanted to come to this meeting to provide the members an opportunity to view the plan before a formal submission and to obtain any feedback. Mr. Magrecki stated that they are proposing a medical office building with doctors and a lab. They are showing a sidewalk from the Rutter's property across their frontage to the end. He added that they did have preliminary discussions with PennDOT and they are not requiring a traffic study because the use is consistent with the uses and a traffic signal is not warranted and they anticipate some line restriping will be necessary on Historic Drive. He said that he has been involved with many proposed uses for this lot over the years and he believes this use is the best fit for this oddly-shaped vacant lot.

Ken Johnson stated that the Authority is the board that will address the water and sewer issues but he wanted to advise them that the Authority normally wants to create loops in the water line (not a dead

end). Mr. Magrecki stated that the customer they are working for stated that they were to plan for 750 gallons per day.

The Borough Manager stated that the access points to Historic Drive are limited by PennDOT to the existing curb cuts.

Mary Dresser asked the developer to be sure to consider the landscape planting/buffer requirements as they prepare the plans. Mary Dresser asked if the developer was planning to replicate the colonial style of the buildings across the street. Mr. Stoneroock stated that the customer he has been working with would most likely build a more office-looking one-story facility but they haven't started the design phase yet. Mary Dresser reminded the applicant that this is in the overlay zone and they have the opportunity to take advantage of some development perks if they upgrade the appearance. Mr. Magrecki stated that to go through the planning application process, they anticipate breaking ground mid-2021.

**Old Strasburg Elementary School Building:** Steven Echternach stated that Lampeter-Strasburg School District contacted him regarding the old Strasburg Elementary School Building that was most recently being rented by Victory Church and asked for suggestions for what it could be used for. The building is now vacant because Victory Church ended their lease the end of September because operational costs were too excessive and the building did not function well for their use. Steven Echternach asked the members to consider possible uses for the building and forward suggestions to him.

**Village Road/Keystone Development:** Steven Echternach stated that the developer had an information conversation with him and Strasburg Township's Manager regarding the stormwater for this project and there are two choices which include 1) obtain easements from the six property owners on Clearview Drive or 2) they install the stormwater down our streets on Clearview Drive. He stated that Strasburg Township's Manager is going to invite those six residents to their Planning Commission meeting because all of those residents have complained in the past to the Borough about excessive stormwater and if they work with the developer, Keystone could install a culvert and basin in an easement to the rear of their properties to remedy the stormwater problems.

**Annual Recognition Banquet:** The Borough Manager stated that Borough Council has decided that due to Covid-19, we will not be holding the annual recognition banquet this year.

**Borough Manager:** Steven Echternach stated that he has agreed with Borough Council to continue his employment as Borough Manager until the end of 2021 and will continue on a year-to-year basis.

**CITIZEN COMMENTS:** None.

**ADJOURNMENT:** A motion was made by Bob Marshall, seconded by Dominick Di Bella and passed unanimously to adjourn the meeting at 9:15 p.m.

Respectfully submitted,

Steven Echternach  
Borough Manager

December 7, 2020 – Meeting Canceled