2026-20
STRASBURG BOROUGH COUNCIL
September 8, 2026
MINUTES

Members Present:	Mike Chiodo	Ray Garraffa	Bradley Book	Sandra Clark
	Dave Carson	David Felpel	James Rice	

Others Present:	Bruce L. Ryder, Mayor	David Esh
	Steve Echternach, Borough Manager	Sue McGibney
	Nick Ferretti, Police Chief	John Mroz
	Peter Kramer	Sue Stirba
	Scott Coup	Barry Hohman
	Sandy Sierzega	Joe Sierzega
	Grace Snyder	Ken Johnson
	Carole Hohenwarter	Chad Forrey
	Craig Smith	Joseph Deevy
	Dale Kopp	Dave Beiler
	Gary Hambright	Suzanne Keene
	Allen Blank	

CALL TO ORDER: The meeting was held at the Strasburg Borough Municipal Office, 145 Precision Avenue, Strasburg, PA. Council President Mike Chiodo called the meeting to order at 7:00 p.m., followed by the salute to the flag. President Chiodo announced that the meeting is being audiotaped and maintained until the minutes are approved. The Borough Manager took roll call.

REQUESTS TO BE HEARD:

Public Hearing on a proposed Zoning Ordinance amendment to amend the Zoning Map, which is part of the Strasburg Borough Zoning Ordinance of 1993, as previously amended, to rezone a portion of Lancaster County Tax Parcel ID No. 570-79293-0-0000 with an address of 1 Prospect Road from the classification Residential Zone (R-2) to the classification Residential Zone (R-3) and consideration for enactment by Borough Council of the proposed zoning ordinance amendments – Ordinance 2026-2: President Chiodo opened the public hearing. Court Reporter Allen Blank was in attendance to record the hearing. Borough Manager Steve Echternach stated that a public hearing is being held as required by the Borough Code and the purpose is to hear public comment regarding the proposed Zoning Ordinance amendments. The Borough Manager presented Exhibits 1-6 into the record. Included in the exhibits are the Strasburg Borough Planning Commission's unanimous recommendation to accept and approve the petition and the Lancaster County Planning Department's recommended approval with the following comments: The Strasburg Borough Zoning Ordinance permits a maximum density of five dwelling units per net acre within the R-3 zoning district. Every effort should be taken to ensure that residential development on the property meets the maximum permitted density. Articles III, IV, V, and VI of the Pennsylvania Municipalities Planning Code establish standards and procedures for the review of Comprehensive Plans, Official Maps, Ordinance Amendments, and other documents. The Lancaster County Planning Department offers these recommendations and advisory comments which are for municipal consideration.

Council President Chiodo read the ground rules for the hearing and turned the hearing over to the applicant representing Beiler Development LLC, Peter Kramer, Land Use Counsel with McNees Wallace & Nurick. Mr. Kramer introduced petitioner Dave Beiler of Beiler Development LLC and Craig Smith, Land Use Planner with RGS Associates. Mr. Kramer provided a quick overview of the property at 1 Prospect Road stating it is an approximate 3-acre tract, of which approximately 2.6 acres are within

Strasburg Borough and the remaining .3 acres in Strasburg Township. The tract is currently zoned R-2 and is adjoined by lands zoned R-3 to the south and west. They are petitioning to rezone the Borough portion of the property from R-2 Residential to R-3 Residential because the R-3 zone permits townhouses up to a maximum density of 5 units per acre. The petitioner plans, at this time, to develop approximately 12 townhouse units on the property. The property currently contains a single-family dwelling. He stated that the justifications for the request are: 1) the property is located in a designated growth area for suburban residential development as identified by the Strasburg Region Comprehensive Plan and the Lancaster County Planning. 2) Places 2040 encourages development within designated growth areas and the density goal for the Strasburg urban growth area is 5.5 units per acre and they are asking for 5 units per acre. 3) The R-2 current zoning's density is 3.6 units per acre and that is inconsistent with the Places 2040 and the Strasburg urban growth area. 4) The R-3 zoning permits a wide range of housing types and that density aligns more closely with the goals of Places 2040 and Strasburg planning. 5) The parcel is connected to other parcels that are zoned R-3 and he believes the rezoning reflects a logical extension of the R-3 district. 6) The importance of this request is to increase and diversify housing types throughout the county.

President Chiodo called for public comments. Chad Forrey (2 Miriam Court), Barry Hohman (236 Crosskeys Drive), Gary Hambright (339 Lancaster Avenue), and Suzanne Keene (239 South Jackson Street) spoke in opposition to the rezoning. Bruce Ryder (28 West Main Street) spoke in support of the petition.

Borough Manager Steve Echternach and Council President Mike Chiodo reminded those in attendance that this request is to rezone from R-2 to R-3 and any other land development and zoning issues will be addressed during those phases of the project. Craig Smith, Land Use Planner with RGS Associates, representing Beiler Development LLC, stated that, if the rezoning is approved, they will be subject to the 5 units per acre maximum and they will file land development plans that will be subject to all zoning, NPDES stormwater requirements, and Borough requirements.

Dave Felpel asked what the difference in housing units was between the R-2 and R-3 zoning for this parcel. Craig Smith stated they did not evaluate that but, based on the maximum units per acre, an approximate difference would be 3 less units.

A motion was made by James Rice, seconded by Sandra Clark, and passed unanimously to enact Ordinance No. 2026-2 titled: an ordinance of the Borough of Strasburg, Lancaster County, Pennsylvania, to amend the zoning map which is part of the Strasburg Borough Zoning Ordinance of 1993, as previously amended, to rezone a portion of Lancaster County Tax Parcel Id No. 570-79293-0-0000 with an address of 1 Prospect Road from the classification Residential Zone (R-2) to the classification Residential Zone (R-3).

President Chiodo stated that the public hearing was concluded.

MINUTES OF AUGUST 11, 2026: A motion was made by Ray Garraffa, seconded by Bradley Book to approve the minutes of the August 11, 2026 meeting as printed. Motion carried with members Chiodo, Garraffa, Book, Clark, Carson, and Felpel casting assenting votes. Member Rice abstained from voting because he was not in attendance for the meeting.

REPORTS:

Mayor – The Mayor had nothing additional to report.

President – The President had nothing additional to report.

Manager – The Borough Manager provided the following verbal report: 1) The stormwater project paving has begun and should be completed by Friday. The stormwater infrastructure work has been completed and the contractor will begin final punchlist items. The Public Works Department will begin to complete the Shenk Avenue basin. 2) The Authority will begin their Sewage Pump Station #2 project. 3) The Eshelman Run Phase II MS4 project will begin in October with moving PP&L poles. 4) He will be working with Senator Martin's office for a Local Share Grant. 5) A private transformer that powers the Clarion Inn was damaged by lightning at the beginning of August. They are working with their insurance company and have to use a generator to power their building. Residents of Heritage Strasburg have complained about the ongoing noise from the generator. The Borough Manager continues to monitor the issue.

Police – The Police Department's report for August 2026 was received and accepted.

Public Works – The Public Works report for August 2026 was received and accepted.

Zoning Officer – The Zoning Officer's report for August 2026 was received and accepted.

Engineer – The Engineer's report for August 2026 was received and accepted.

CONSENT AGENDA: A motion was made by James Rice, seconded by Ray Garraffa, and passed unanimously to approve the following items on the Consent Agenda:

Payment of the Bills in the amount of $369,532.04

Historical Architectural Review Board Certificates of Appropriateness – 122 South Decatur Street to remove two windows and infill with brick and 8 East Main Street for barn siding and a sign

Strasburg Township Fire Police Request – Whoopie Pie Festival September 12, 2026

UNFINISHED BUSINESS: None.

NEW BUSINESS:

Acknowledgement of 2027 Pension Minimum Municipal Obligations (MMOs): A motion was made by Dave Carson, seconded by James Rice, and passed unanimously to authorize and acknowledge the 2027 Pension Minimum Municipal Obligations (Police $55,347.00 and Non-Uniformed $63,317.00).

Center Square Traffic Signal: The Borough Manager stated that there are five traffic signal loops that were affected by the stormwater project that need to be replaced. He obtained two proposals from our regular traffic signal vendor: 1) $16,220.00 to furnish and install five new loops, or 2) $20,676.00 to furnish and install video detection for all four approaches to replace the existing loop detection. He provided a spreadsheet showing that for the last three years we spent $18,293.04 to replace the loops and is recommending Borough Council consider the video detection system to eliminate the ongoing cost to replace the inground loops.

A motion was made by Ray Garraffa, seconded by Bradley Book, and passed unanimously to approve Telco Group's Cost Estimate Q26-150 to furnish and install video detection for all four approaches to replace the existing loop detection at the Center Square traffic signal in the amount of $20,676.00, which will be paid from Liquid Fuel Funds.

OTHER BUSINESS: None.

CITIZENS' COMMENTS: John Mroz asked Borough Council to consider implementing a noise ordinance because the situation at the Clarion as well as refrigerator trucks that park behind the other hotel all night.

Chad Forrey asked Borough Council to consider installing a crosswalk on Miller Street in the area of Jaycee Park. Mayor Ryder stated it had previously been discussed and a crosswalk doesn't guarantee it is safe to cross and his opinion is that pedestrians should make sure it is safe to cross and not rely on a sign to stop the traffic. Mr. Forrey stated that his child wants to ride their bicycle to the Strasburg Pool and he doesn't think they should have to ride up to the intersection with Lancaster Avenue to cross the road. Mr. Forrey stated that he will continue to ask for a crosswalk on Miller Street near Jaycee Park. Suzanne Keene stated that she did not agree with the justification that we should not have crosswalks because drivers don't respect the crosswalks. Chief Ferretti stated that Pennsylvania law does not require a vehicle to stop at a crosswalk if a pedestrian is standing at a crosswalk – the law is that a vehicle has to stop if a pedestrian is in the crosswalk. David Felpel stated that he has seen people almost get hit in the crosswalk at the Strasburg Railroad and agrees that it is dangerous to create a presumption of safety for the pedestrian.

EXECUTIVE SESSION – PERSONNEL: At 8:00 p.m., the meeting was adjourned into an Executive Session to discuss personnel matters.

The regular meeting was reconvened at 8:38 p.m. at which time no official action was taken.

ADJOURNMENT: A motion was made by Ray Garraffa, seconded by James Rice, and passed unanimously to adjourn the meeting at 8:39 p.m.

Respectfully submitted,

Steve Echternach
Borough Manager