

The Straban Township Board of Supervisors met this date, as publicly advertised, at 7:00 p.m. in the meeting room of the Straban Township Municipal Building, 1745 Granite Station Road, Gettysburg, PA 17325 with Board Chair Tony Sanders presiding. Others in attendance were: Vice-Chair Fred Kammerer; Supervisor Sharon Hamm; Office Manager/Treasurer Robin Crushong; Solicitor John S. Phillips; and Bill Hill from Wm. F. Hill & Assoc., Township Engineer.

Others in attendance were: Sandra and Lawrence Martin; Barclay Kenyon from Beyond All Boundaries; Jeff Zigler from KPI Technology; Dave Lazas, ATAPCO; Crissy Redding; Bob Spangler and Ken Knox, *Gettysburg Times*.

Board Chair Tony Sanders led everyone with the Pledge to the Flag.

- Mr. Sanders informed the residents present of the next scheduled meetings: Board of Supervisors meeting on Monday, November 7, 2016; Planning Commission meeting on October 26, 2016; and Recreation Board meeting on November 21, 2016. There was a workshop held on September 14, 2016 concerning a proposed text amendment.

Public Comment:

None.

Minutes:

Mr. Kammerer moved, seconded by Ms. Hamm, to approve the September 6, 2016 meeting minutes as presented. Motion carried unanimously.

Approve Bills:

Ms. Hamm moved, seconded by Mr. Kammerer, to approve the September 15, 2016 and September 30, 2016 bills for payment. Motion carried unanimously.

Reports:

None.

Appearance: ATAPCO

Mr. Lazas indicated to the Board of Supervisors that he intends to resubmit plans, including traffic plan and land development plan, by Friday. He indicated that the package would include response letters, highway occupancy permit (HOP) forms and signal and road plans concerning the required improvements that Lincoln Commons will need to complete. These would include, but not be limited to, upgrade of the current traffic signal system to a radar system at the intersection of Route 30 and Shealer Road and adding a crosswalk and associated Americans with Disabilities Act (ADA) compliant ramps.

Mr. Lazas asked Mr. Phillips how these improvements would be credited against the traffic impact fees. Mr. Phillips indicated that it would work the same as it did back in 2011 with the Gettysburg Crossing project wherein ATAPCO's engineer would put together a list of the improvements along with an estimate of the cost that they consider creditable and submit that to the township engineers and they will sit down with Mr. Phillips and go through the list and make sure that the estimates look correct and are creditable.

Mr. Lazas asked the Board of Supervisors if they would be willing to get involved in confirming whether the owners of Hampton Inn would be willing to restrict access to the entrance onto Shealer Road to a right-in/right-out access way. Mr. Lazas stated that between April 20 and September 21 he made 16 attempts to contact Kim Paterno, Hampton Inn's attorney with no success. Mr. Phillips indicated that he spoke to Mr. Paterno on Friday and the comment he made was that Hampton Inn has no objection to limiting that access and are going to put something in writing. We have not received that yet, but Mr. Phillips expects to see something by the end of this week.

Correspondence:

Ms. Crushong announced the following:

- United Hook and Ladder September 2016 Reports
- Minutes of the Gettysburg Municipal Authority Board of Directors meeting held on August 15, 2016
- Minutes of the White Run Regional Municipal Authority meeting held on August 17, 2016
- Minutes of the Adams County Council of Government meeting held on August 25, 2016

Old/New Business:

1. **2017 Budget Workshop – Ms. Hamm moved, seconded by Mr. Kammerer to authorize the advertisement of the 2017 Budget workshop for Monday, October 17, 2016 at 6:00 p.m. Motion carried unanimously.**

2. **Joint Bidding Process – collection of municipal waste - Ms. Hamm moved, seconded by Mr. Kammerer to participate in the joint bidding process and authorize the County of Adams to coordinate the bidding process and advertise the appropriate specifications for the collection of municipal waste. Motion carried unanimously.**

3. **Trash Receptacles for Recreation Park - Mr. Sanders indicated that the trash cans at the Recreation Park need replaced. The members of the Recreation Park and the Road Crew worked on getting pricing for (4) new trash receptacles with lids. Mr. Sanders moved, seconded by Mr. Kammerer to authorize the purchase of four (4) trash receptacles for the Recreation Park in the amount of \$1,131.02 to be paid from the Recreation Fund. Motion carried unanimously.**

4. **Text Amendment – Parking/Corner Lots – Ms. Hamm informed the Board of Supervisors that the Planning Commission has prepared, with the assistance of the engineer and solicitor, a draft of the proposed text amendment on parking and corner lots that it has recommended to move forward to the solicitor to begin preparing it into the Ordinance format. Mr. Kammerer indicated that he was not sure what he was approving since he has not seen any drafts of the proposal. Ms. Hamm encouraged Mr. Kammerer to review the information in the Planning Commission files. Mr. Phillips indicated that this is just directing him to put the proposed draft in a format that fits in the Ordinance and figure out what other places in the Ordinance may need wording changes. There are still some other amendments to be considered, but this is the bare bones of it. Since amending an Ordinance is an expensive ordeal, it would be cost-effective to consolidate all proposed amendments at one time. There will be ample time to review the draft and make changes prior to approval and public comment. Ms. Hamm moved, seconded by Mr. Sanders to advance the text amendment as recommended by the Planning Commission to the solicitor for ordinance formatting. There will be additional text amendments to be added to this. Motion carried unanimously.**

Land Use Reviews:

Edward Cunningham – Preliminary/Final Subdivision Plan (75 Montclair Rd) – Must act by 11/22/16 – Ms. Hamm informed the Board that the Planning Commission recommended conditional approval of the plan conditioned upon items #2, 3 and 4 of Wm. F. Hill & Assoc. letter dated September 28, 2016 being met. Mr. Hill indicated that the letter from White Run

Regional Municipal Authority (WRRMA) was very vague and that in the future the township should not accept this type of letter. He was not sure if DEP would accept this letter or not. Mr. Hill had talked to WRRMA about this letter and indicated that the township needs to get a guarantee on these EDU's that are requested.

Ms. Hamm moved, seconded by Mr. Kammerer to approve the plan conditioned upon the items outlined in the review letter of Wm. F. Hill and Associates, Inc. dated September 28, 2016 to be satisfied:

2. SALDO 117-20.A – All Sewage Facilities Planning Approval must be obtained prior to Final Plan approval.

3. SALDO 117-27.B.(29) – The owners' notarized signatures shall be added to the Plans.

4. SALDO 117-38.D – All property corner shall be bonded items or field verified prior to Supervisors' signatures being added to the Plans.

Motion carried unanimously.

Ms. Hamm moved, seconded by Mr. Kammerer to approve the Request for Planning Exemption and authorize this and the letter from WRRMA to be forwarded to DEP. Motion carried unanimously.

Melissa A. Dawson – Preliminary/Final Subdivision Plan (eastern side of Coleman Road, adjacent to 485 Coleman Road) – **Must act by 12/27/16** – Ms. Hamm informed the Board that the Planning Commission recommended conditional approval of the plan conditioned upon items #1, 2 and 3 of Wm. F. Hill & Assoc. letter dated September 9, 2016 being met. Mr. Hill indicated that a condition also needs to be added that the new Deed must consolidate all three (3) parcels (subdivision of Lot 7; subdivision of Lot 8; and remainder) into one Deed. Mr. Phillips will be reviewing this Deed prior to recording. There is also a Planning Waiver and Non-Building Declaration for approval.

Ms. Hamm moved, seconded by Mr. Kammerer to approve the plan conditioned upon the items outlined in the review letter of Wm. F. Hill and Associates, Inc. dated September 9, 2016 to be satisfied along with a Deed consolidating all parcels into one Deed to be reviewed by the township solicitor prior to recording:

1. SALDO 117-20.A – All Sewage Facilities Planning Approval must be obtained prior to Final Plan approval. It appears that a Request for Planning Waiver and Non-Building Declaration would be appropriate for this project and was presented for approval by the Board of Supervisors.

2. SALDO 117-27.B.(29) – The owners' notarized signatures shall be added to the Plans.

3. SALDO 117-38.D – All property corner shall be bonded items or field verified prior to Supervisors' signatures being added to the Plans.

Motion carried unanimously.

Ms. Hamm moved, seconded by Mr. Kammerer to approve the Request for Planning Waiver and Non-Building Declaration for filing with DEP. Motion carried unanimously.

Public Comment:

None.

Questions from the Press:

Mr. Knox questioned the amount of the trash receptacles for the Recreation Park. Mr. Sanders indicated that the cost was \$1,131.02.

Adjournment:

With no further business to come before the Board, Mr. Kammerer moved, seconded by Mr. Sanders to adjourn the meeting at 7:40 p.m. this date.

Respectfully submitted,

Robin K. Crushong
Office Manager/Treasurer

The next regularly scheduled meeting for the Board of Supervisors of Straban Township will be held on November 7, 2016 at 7:00 p.m.