

STRABAN TOWNSHIP PLANNING COMMISSION

Alan Zepp, Roy Weaner, Patt Symmes, Jane Lordeman, Darrin Catts

MEETING OF: March 25, 2009, 7:00 p.m.

The Straban Township Planning Commission Met this day, March 25, 2009 at 7:00 p.m. at 1745 Granite Station Rd. Gettysburg, Pa.

Present: Alan Zepp, Jane Lordeman, Patt Symmes, Roy Weaner, Darrin Catts, Robert Coleman, Township Engineer Jon Kilmer

Motion to approve the minutes of February 25, 2009 was made by Jane Lordeman and 2nd by Darrin Catts The motion was approved.

LAND USE REVIEWS (PREL/FINAL PLANS):

Historic Preserve - Prel. Subdivision Plan/Planning Module - (Rt. 15/Good Intent R
Must act by 9/29/09

Comments: No Action Taken

Ken Adams – Final Land Development Plan – (Route 30)
Must act by 5/9/09

Comments: No Action Taken

Belco – Final Land Development Plan/Storm Water Plan/DEP Postcard - (Route 30)
Must act by 5/24/09

Comments: Much discussion on the traffic circulation of the property. One way traffic is favored by the commission, Bob Coleman, the engineers, and the county. The property owner showed us a design that way with the one way traffic and all agreed that was the better plan.

Trees/lights –Brent Sapen, project manger stated that Penn Dot told him in a phone conversation that no trees or light are allowed in the Penn DOT right a way. Much confusion as to how to proceed. Bob Coleman said when they receive it in writing from Penn Dot then we will deal with it. Alan Zepp pointed out to them that they were early in the process and to be patient.

APPEARANCES:

None

OLD/NEW BUSINESS:

Proposed Zoning Ordinance:

Memorandum from TCA was discussed at length. Attached to the minutes are the decisions the Planning Commission made.

140-5 Definitions:

Maximum Density. Motion was made by Darrin Catts and 2nd by Jane Lordeman to stay with the current definition. Motion was approved.

Article III: District Regulations:

Motion was made by Jane Lordeman and 2nd by Patt Symmes to keep Age Qualified as special exception. Motion was approved.

Use Regulations:

Pg. 125 Shopping Center Use:

Leave as is and add the sentence: Access between adjacent uses is encouraged (for clarification)

Walkways:

Require that covered walkways are provided along the fronts of buildings with multiple tenants: and or

Require covered walkways between all multiple occupancy buildings.

Article VII: Supplementary Regulations

Pg. 179/140-38 Open Space and Common Open Space

Revise A as stated and remove #3 verbiage

Revise B as stated and add #3 verbiage from A

Motion was made by Darrin Catts and 2nd by Jane Lordeman. Darrin Catts, Jane Lordeman and Patt Symmes were in favor. Alan Zepp and Roy Weaner were against. Motion was approved.

Motion was made at 8:21 to adjourn by Roy Weaner and 2nd by Darrin Catts. Motion was approved.

NEXT MEETING:

PLANNING BOARD: April 22, 2009

SUPERVISORS: April 6, 2009