

STRABAN TOWNSHIP PLANNING COMMISSION

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

MEETING OF: August 26, 2009, 7:00 p.m.

The Straban Township Planning Commission Met this day, August 26, 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.
Motion to approve the minutes of July 22, 2009 was made by Jane Lordeman, 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 Rd.)

Must act by 9/29/09

Recommendations: Extension from Sept. 29, 2009 until Oct. 29, 2009.

Motion: Motion to extend the time for 30 days was made by Jane Lordeman 2nd by Darrin Catts.
Roy Weaner abstained.

Comments: Historic Pres. asked to have an extension from Sept. 29, 2009 until March 29, 2010.
Patt Symmes asked why they wanted such a long extension if they were considering resubmitting the plans. They answered to wait for the Zoning Board decision, address appeal if necessary and plan issues. The Planning Comm. felt that since the zoning decision is due soon a 30 day extension was all that was needed. Riley Redding asked about the original submission date. That date was Dec. 2007.

Ken Adams – Final Land Development Plan – (Route 30)

Must act by 11/3/09

No Action Taken.

Belco – Final Land Development Plan/Stormwater Plan/DEP Postcard - (Route 30) –

Must act by 11/22/09

Comments: The Planning Comm. was shown the new drawing for the sight. Drive thru access and thru traffic pattern has changed. The Zoning Board heard Belco on the special exception concerning PennDOT issue with street trees. A decision is due Sept. 9, 2009. Stormwater is done. The traffic impact fee has been established.

Steve & Wanda Oakes (Gettysburg Thrift Store) – Final Land Development Plan Waiver Request (Route 30)

Must act by 10/9/09

Recommendations: Plan approval with bonding and Penn DOT permits.

Motion: Motion for plan approval with conditions was made by Alan Zepp, 2nd by Jane Lordeman.
Motion was approved.

Comments: The Comm. was told that a new deed has been issued showing the site as one track. Stormwater is done.

APPEARANCES:

None

OLD/NEW BUSINESS:

Draft Zoning Ordinance: The Comm. again reviewed the additions and corrections to the Proposed Zoning Ordinance Amendments.

- Pg. 37-38 Why is there not a picture of a stacked townhouse?
- Pg. 74 Take out D-reserved.
- Pg. 99 Take out [9] and 7(a).
- Pg. 107 (2) Municipality owned Pistol Range has been added and only applies to the county (Adams).
- Pg. 116 Add to 5(a) Separate emergency access is required. Why the change from one access to two? Supervisors think it makes more sense. At some future time the Comm. needs to talk about Emergency requirements for land development.

Public Comment: David Shealdy (sp?) is concerned about parking at a commercial development, because front yard parking is not permitted along Rt. 30, if the lot is an odd shape.

Motion: Motion to recommend Proposed Zoning Ordinance Amendments with the listed conditions were made by Alan Zepp, 2nd by Darrin Catts.
The motion was approved. Roy Weaner is a Nay vote.

Comment: Public Hearing is set for Sept. 30, 2009 at the 911 Center.

Motion to adjourn was made by Alan Zepp 2nd by Patt Symmes.
The motion was approved. Adjournment at 8:25pm

NEXT MEETING: SUPERVISORS: September 8, 2009

PLANNING BOARD: September 23, 2009