

# ***STRABAN TOWNSHIP PLANNING COMMISSION***

*Alan Zepp, Roy Weaner, Patt Symmes, Darrin Catts, Mark Egloff*

**MEETING OF:** January 27, 2010, 7:00 p.m.

The Straban Township Planning Commission Met this day, January 27, 2010 at 7:00 p.m. at 1745 Granite Station Rd. Gettysburg, Pa.

Present: Alan Zepp, Darrin Catts, Patt Symmes, Roy Weaner, Mark Egloff, Jon Kilmer  
Township Engineer

The meeting was brought to order by Alan Zepp. Patt Symmes nominated Alan Zepp for chair, Darrin Catts as vice chair and Patt Symmes as secretary. Motion was made by Patt Symmes to cast a unanimous ballot 2<sup>nd</sup> Roy Weaner.

The motion was approved.

Motion to approve the minutes of October 28, 2009 was made by Darrin Catts 2nd by Roy Weaner.

The motion was approved.

## **LAND USE REVIEWS (PREL/FINAL PLANS):**

**Historic Preserve - Prel. Subdivision Plan/Planning Module** - (Rt. 15/Good Intent Rd.)  
**Request for an extension until 9/13/10 - Must act by 2/3/10**

Comments: Revisions reflect comments and court case decision. The plans are all under the old ordinance. 507 plan done. Moving forward with water and sewage. GMA has drilled two test wells and found adequate water. 2007 plan was first submitted.

Recommendations: Alan Zepp made a motion to extend Historic Preserves time until 09/13/2010 2<sup>nd</sup> by Darrin Catts.

Motion: The motion was approved. Roy Weaner and Patt Symmes abstained.

**Klunk/Eckert – Final Subdivision Plan** – (Rt.30/Shealer Rd.)

**Request for an extension until 4/1/10 - Must act by 3/2/10**

No Action

**McDonald's – Sketch Plan** – (Rt. 30)

Comments: There is a need for a bigger kitchen and area for the beverage machines. The addition will be in the front. The current drive thru was designed for a million dollar store and the business has increased. Need to get the back log gone at the drive thru. Increasing seating

by 20 (84 seats). The color scheme will be changing. Talked about bus parking. Additional parking spaces will be needed.

**APPEARANCES:** None

**OLD/NEW BUSINESS:**

**Subdivision and Land Development Ordinance Review**

Jon Kilmer and Sharon Hamm assisted PC in reviewing the SALDO. The following are comments made by PC:

- Pg. 5 – Common Open Space meaning should be stated the same as the Zoning Ordinance.
- Pg. 13 – A check list with for the applicant would be a nice courtesy.
- Pg. 32 – Loop Lane description and or meaning. Sharon is to check with the TWP Traffic Eng.
- Agree that the organization is confusing and definitions need to be clear. Needs work.
- Jon will be looking into Tree Protection Ordinance and sending them to PC for review.
- Streetscape now stops a Calvary Field Rd. There is still question as to what right of way restrictions from PDOT will do to the streetscape section.

**Adjourn:** Motion to adjourn was made by Roy Weaner 2<sup>nd</sup> by Darrin Catts.

Motion was passed. Adjournment at 9:10pm

Secretary  
Patricia Symmes

**NEXT MEETING:** SUPERVISORS: February 1, 2010

PLANNING BOARD: February 24, 1010