

# **STRABAN TOWNSHIP PLANNING COMMISSION**

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

**MEETING OF:** January 26, 2011, 7:00 p.m.

The Straban Township Planning Commission met this day January 26, 2011 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 election of officers for the year 2011 took place and are as follows

Alan Zepp, Chair, Darrin Catts, Vice Chair and Patricia Symmes, Secretary

The business meeting was brought to order by Alan Zepp. Motion to approve the minutes of December 15, 2010 was made by Darrin Catts 2<sup>nd</sup> by Roy Weaner.

Motion was approved.

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

**Historic Preserve - Prel. Subdivision Plan/Planning Module** - (Rt. 15/Good Intent Rd.)

**Must act by 9/15/11**

No Action

**Ken Adams – Final Land Development Plan** – (Rt. 30)

**Must act by 3/9/11**

Comments: An ordinance amending and supplementing the Zoning Ordinance to add a definition for contractor's headquarters, provide specific locations for their development and set forth performance was submitted to the Supervisors.

**Freedom Valley – Prel. Land Development Plan** – (Rt. 30)

**Must act by 3/7/11**

Comment: Do not have landscape plan in place.

Recommendation: Alan Zepp made a motion that the Planning Commission recommend to the Supervisors that the Preliminary Land Development Plan be approved with the following conditions: ZO 140-12.E(1), SALDO 117-21.C(2), SALDO 117-57, SWM 109-13.A(1), SWM 109-13.C(2)(c)[1], SWM 109-31.A, SALDO 117-43.C(1)(n) and waiver SALDO 117-117.31(A). 2<sup>nd</sup> by Darrin Catts.

Motion: Motion was approved.

**AutoZone – Final Land Development Plan** – (Rt. 30)

**Must act by 2/15/11**

Comment: The Zoning Board approved exceptions to ZO 140-12.H (1) and ZO 140-12.H (4).

A statement will be put on the plan that reads: The applicant understands that approval of the Plan by the Township does not in any way present any type of position or approval by the Township of any encroachment by existing structures onto the land of others, and that the applicant shall indemnify and hold the Township harmless, including costs of defense, for any claim made against the Township on account of such encroachments.

Recommendation: Darrin Catts made a motion that the Planning Commission recommend to the Supervisors that the Final Land Development Plan be approved with the following conditions: SALDO

117-21.C(11), SALDO 117.27.B(17), SALDO 117.27.B(28), SALDO 117-48, SWM 109-30.A, SWM 109-31.A, SALDO 117-43.C(1)(g), Met-Ed utility relocation approval, Posting of financial security, waivers: SALDO 117-16, SALDO 117-21.C(11), SALDO 117-32.B(1), SALDO 117.43.A(2)(a), SALDO 117-57.D(2)(c) and modifications: SALDO 117-45, SALDO 117-57.D(1)(c). 2<sup>nd</sup> by Patt Symmes.

Motion: Motion was approved.

**Straban Solar LLC – Final Land Development Plan** – (Coleman Rd.)

**Must act by 4/26/11**

Comment: Solar LLC make proposal for perpetual bonding.

Recommendation: Darrin Catts made a motion that the Planning Commission recommend to the Supervisors that the Final Land Development Plan be approved with the following conditions: SALDO 117-19.(B)(18), SALDO 117-20.B, SALDO 117-20.H, SALDO 117-27(B)(31), SALDO 117-60.C(3)(c), SWM 109-31.A and a bonding estimate and securing of financial security. 2<sup>nd</sup> by Patt Symmes.

Motion: Motion was approved. Mark Egloff abstained – connection to property owner.

**Greg Raber – Final Subdivision Plan** – (Raber/Conewago Rd.)

**Must act by 4/23/11**

Comment: Engineer issues were taken care of.

Recommendation: Darrin Catts made a motion that the Planning Commission recommend to the Supervisors that the Final Subdivision Plan with the condition that the proper signatures are there. 2<sup>nd</sup> by Roy Weaner.

Motion: Motion was approved.

**GB Area School District – Final Land Development Plan** – (Old Hbrg. Rd.)

**Must act by 4/26/11**

Comment: There will be a Zoning Hearing Board hearing on Feb. 8, 2011 for a special exception. A sketch plan was presented to the Planning Commission.

**APPEARANCES:**

None

**OLD/NEW BUSINESS:**

None

Meeting adjourned at 8:37pm

Patricia Symmes  
Secretary

**NEXT MEETING:** SUPERVISORS: February 7, 2011

PLANNING BOARD: February 23, 1011