

STRABAN TOWNSHIP PLANNING COMMISSION

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

MEETING OF: July 27, 2011, 7:00 p.m.

The Straban Township Planning Commission Met this day: July, 27, 2011, 7 p.m. at 1745 Granite Station Rd. Gettysburg, Pa. Present: Darrin Catts, Patt Symmes, Roy Weaner, Mark Egloff and Jon Kilmer Township Engineer. The meeting was brought to order by Darrin Catts. Motion to approve the minutes of June 22, 2011 was made by Roy Weaner 2nd by Mark Egloff.

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

Comments: No Action

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

Must act by 8/5/11

Comments: Discussion about the dense tree screen. A letter from the bordering property owners James L. and Ruth A. has been acquired by the Developer. The letter states that they do not feel the need for a dense screen of trees as stated in the SALDO 117-57.C(3)(a). The plan does show some plantings in the area.

Recommendation: 1. A motion was made by Roy Weaner to recommend to the supervisors that a waiver be granted for SALDO 117-57.C(3)(a). 2nd by Mark Egloff.

2. A motion was made by Roy Weaner to recommend to the supervisors to approve the Final Land Development Plan with the following conditions being met; SALDO 117-21.C(2), SALDO 117-27.B(28), SALDO 117-48, SW 109-31.A and posting of financial security in the amount of \$49,318.50. 2nd by Patt Symmes .

Motion: 1. Motion was approved. 2. Motion was approved.

Cooperative Milling – Final Land Development Plan – (Rt. 30)

Must act by 9/7/11

Comments: Zoning comments have not been received.

Granite Lake – Final Subdivision Plan/Planning Module – (Natural Springs Rd./Rt. 116)

Comments: Estate lots on the Rt. 116 side of development. Plans are being updated.

APPEARANCES:

OLD/NEW BUSINESS:

Edward Cunningham Request for a Zoning Text Amendment (Table 303-2)

Bob Sharrah, representing Edward Cunningham, feels the need for a listing for one public utility on a ½ acre lot. Much discussion about definitions that other townships have to deal with one utility on ½ acre lot. Which utility is the one? Should the verbiage include an either or scenario? Is public sewer and 30,000 sq. ft. the answer for Straban? The Planning Commission requests a workshop with the supervisors and township engineer to discuss a solution.

PUBLIC COMMENT:

Sketch plan presented for a restaurant/event center and possibly a bank with drive thru at Rt. 30 and Village Green Dr.

An update from Gettysburg Crossing to let the PC know that progress is happening and they hope to bring plans to the PC late summer or early fall.

Motion to adjourn made by Roy Weaner. 2nd by Mark Egloff.

Motion was approved.

Adjourned at 7:40pm

Secretary

Patricia Symmes

NEXT MEETING: SUPERVISORS: August 1, 2011

PLANNING BOARD: August 24, 2011