

STRABAN TOWNSHIP PLANNING COMMISSION

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

MEETING OF: August 24, 2011, 7:00 p.m.

The Straban Township Planning Commission Met this day: August 24, 2011, 7:08 p.m. at 1745 Granite Station Rd. Gettysburg, Pa. Present: Alan Zepp, Darrin Catts, Patt Symmes, Roy Weaner, and Jon Kilmer Township Engineer. The meeting was brought to order by Alan Zepp. Motion to approve the minutes of July 27, 2011 was made by Darrin Catts 2nd by Roy Weaner.

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 9/13/12 – **Must act by 9/15/11**

Comments: Request for an Extension until 9/13/12. Plans first submitted in 2006. Water, sewer and funding remain to be the problems. This decision must be made by the Supervisors as the required numbers (3) of Planning Commissioners for this vote were not available. Roy Weaner (property owner) and Patt Symmes (neighbor) abstained from voting. Darrin Catts said if a vote had been taken he would have voted no.

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

Must act by 9/7/11

Comment: New employee center. Revised plans were received by the township engineer late this afternoon. Jon Kilmer looked over the plans and said everything looked good. The special exception was granted by the Zoning Board.

Recommendation: A motion was made by Darrin Catts to recommend to the supervisors that the Final Land Development Plan be approved with no conditions 2nd by Patt Symmes.

Motion: Motion was approved.

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

Must act by 10/25/11

Comment: Much discussion on what the base for the emergency access road should be and when it should be done. Emergency access road won't be completed until the build out of development is done. Does the Township want to approve a flag lot at this time? Would it be a short term flag lot until build out is complete. Zoning allows for a flag lot the SALDO does not. SALDO can be waived. Approval of the flag lot should have been discussed at the special exception hearing. If the flag lot is approved does this mean the access road, which is presently one lane dirt, is approved to builder's specs or should the Township be specific. This road must handle emergency equipment. Discussion will continue next month. Jon Kilmer will be talking to S & A about the access road.

Clean up plans for next month.

KBC – Final Subdivision Plan – (Old Harrisburg/Shrivers Corners Rd.)

Must act by 11/9/11

Recommendation: A motion was made by Darrin Catts to recommend to the Supervisors to approve the KBC Final Subdivision Plan with conditions 2nd by Roy Weaner.

Motion: Motion was approved.

APPEARANCES:

None

OLD/NEW BUSINESS:

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

Zoning amendment request that would add language to the Residential High Density (R-2) District to provide set of dimensional requirements that would be applied to settings where either public sewer or public water (but not both) is provided. No meeting/workshop has taken place between the Supervisors and members of the Planning Commission. Was that omission a mistake by the Township? What does this open up in zoning? Smaller lots with public water and on site sewer are not a favorable out come. County is not in favor of a change.

Streetscape

Clean up ordinance allowing flexibility in street trees and street lighting. Discuss in October.

Hunterstown/Rt 30 intersection. Jon Kilmer met with Penn DOT they did not take a stand on the improvements. Next will meet with CSX.

PUBLIC COMMENT:

None

Adjourned at 8:22pm

Secretary

Patricia Symmes

NEXT MEETING: SUPERVISORS: September 6, 2011

PLANNING BOARD: September 28, 2011