

STRABAN TOWNSHIP PLANNING COMMISSION

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

MEETING OF: December 21, 2011, 7:00 p.m.

The Straban Township Planning Commission met this day December 21, 2011, 7:00 p.m. at 1745 Granite Station Rd. Gettysburg, Pa. Present: Alan Zepp, Patt Symmes, Roy Weaner, Darrin Catts, Clem Malot Code Enforcement Officer and Jon Kilmer Township Engineer. The meeting was brought to order by Alan Zepp. Motion to approve the minutes of November 16, 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.) **Must act by 3/7/12**

No Action

Brian Redding – Final Subdivision Plan – (Goldenville Rd.)

Must act by 1/24/12

Comments: All conditions met

Recommendation: 1. A motion was made by Darrin Catts to recommend to the supervisors that the Final Subdivision Plan be approved 2nd by Patt Symmes.

2. A motion was made by Darrin Catts to grant the non-building waiver 2nd by Roy Weaner.

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

Ellis Rentzel – Final Subdivision Plan/Non-Bldg. Waiver – (Rentzel Rd.)

Must act by 1/24/12

Comment: Notation that a portion of the septic for Todt property is on the Rentzel property. If system fails must be replaced on the Todt property. Permit needed for a driveway.

Recommendation: 1. a motion was made by Alan Zepp to recommend to the supervisors that the Final Subdivision Plan be approved with the following condition SALDO 117-19(B) (18), SALDO 117-38.D, noted on the plan that a portion of the existing septic system for the Todt property traverses the property line and is partially on the Rentzel property. Need an easement, either graphically depicted or in notation form. If the septic system fails it should be located solely on the Todt property. A township road occupancy permit for lot 2. 2nd by Roy Weaner.

2. Darrin Catts moved that an extension be given for a non-building waiver until Feb.28, 2012 2nd by Roy Weaner.

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

Gettysburg Crossing – Prel. Land Development Plan/Planning Module – (Rt. 30/Shealer Rd.)

Must act by 1/24/12

Comment: Workshop between the G Crossing and the township engineers to work on the many comments. Want 4A component approved so it can go to DEP. Township engineer would like to see the improvement to the Hampton Inn entrance included with the Land Development plans. G Crossing would like this to be condition with the storm water plan. Twp Eng would like to see plan for this improvement to make sure there is no new parking areas. G Crossing wants to move the plan forward and has not done the engineering for the Hampton Inn.

Recommendation: 1. a motion was made by Patt Symmes to recommend to the supervisors that 4A Component of Planning Module be approved 2nd by Alan Zepp.

2. Alan Zepp moved that an extension be given April 4, 2012 2nd by Darrin Catts

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

Harold Weinberg – Final Subdivision Plan – (Hanover Rd.)

Must act by 2/14/12

Comment: There is a change in plan to be seen in Jan. 2012

APPEARANCES:

Mark Gettysburg Assoc, LP – Subdivision to Create 2 Frontage Lots on York Road Allowing for a Street Extension (Camp Letterman Drive)

Discussion about creating 2 frontage lots with street in between them to eventually create the extension of Camp Letterman Drive. Also discussed the moving of Hunterstown Rd. to the west which puts it across from this street and add a traffic light. Some time in the 80's the supervisors signed a form wanting Camp Letterman Rd extension to take traffic off Rt. 30. Some one in the township or Marty Miller's office will get a copy of this for the Planning Comm.

David Site also spoke to moving Hunterstown Rd. intersection to the east with a traffic light. Turkey Hill is interested in the old Renn Kirby site.

Robert Sharrah/Caryl & Donald Waddell – Re: 155 Shealer Road Sketch Plan
Shown a sketch plan for creating a building lot. Simple building lot.

OLD/NEW BUSINESS:

Update on 209 Fees – The RR wants \$409,000 for them to do the improvement at Hunterstown and Rt. 30. The twp may now look at the improvements of the ramps at 116/15 interchange.

PUBLIC COMMENT:

None

NEXT MEETING: SUPERVISORS: January 3, 2012

PLANNING BOARD: January 25, 2012