

**APRIL 2, 2012 SUPERVISORS' MEETING:**

The Straban Township Board of Supervisors met this date, as publicly advertised, at 7:00 p.m. in the meeting room of the Straban Township Municipal Building, 1745 Granite Station Road, Gettysburg, PA 17325 with Board Chair Sharon Hamm presiding. Others in attendance were: Supervisors Tony Sanders and Fred Kammerer; Solicitor Walton V. Davis; William Hill, Engineer; George Mauser, Recreation and Parks Chairman; and Secretary Robin Crushong.

Others in attendance were: Paul Kriger, Representative of the YATB Earned Income Tax Committee; Christine Redding-Myers, Tax Collector; Michelle C. Redding; Ken Scott; Elaine McKnight; Bryan Salzmann, attorney for ATAPCO; Gil Picarelli, Engineer for Hampton Inn; Dave Lazas, Representative of Hampton Inn; Brandy Crago; News Reporter Jarred Hedes (*Gettysburg Times*), Frank Thomas; and News Reporter Tim Prudente (Evening Sun).

Board Chair Hamm led everyone with the Pledge to the Flag.

- Chair Hamm informed the residents present of the next scheduled meetings: Board of Supervisors meeting on May 7, 2012; Planning Commission meeting on April 25, 2012; Recreation Board meeting on April 16, 2012. Other workshops that took place in March were March 8, 2012 to discuss signage; March 26, 2012 for a normally scheduled work session of the Board of Supervisors; March 27, 2012 to discuss Route 30 developments and discuss best options with least impact on Route 30; and March 29, 2012 to discuss possible development at the Peebles Shopping Center.

**Public Comment:**

None.

**Minutes:**

Mr. Sanders moved, seconded by Mr. Kammerer, to approve the March 5, 2012 minutes as presented. Motion carried unanimously.

**Approve Bills:**

Mr. Kammerer moved, seconded by Mr. Sanders, to approve the March 15, 2012; March 19, 2012; and March 29, 2012 bills for payment. Motion carried unanimously.

**Office Administrator's Statement:**

None.

**Reports:**

**Recreation:**

Mr. George Mauser, Chair of the Park and Recreation Advisory Board submitted the April 2, 2012 Recreation Advisory Board Report to the Board of Supervisors.

1. Park Improvement Planning: Park improvement schedule has slipped approximately 30 days behind schedule due to meeting schedules. Wm. Hill's office provided a report and diagram of the finalized plans and presented a recommended Phase I-III of the plan and estimated budget. Mr. Mauser requested that the Board of Supervisors approve the permitting process. **Ms. Hamm moved, seconded by Mr. Sanders to approve Wm. Hill's office to submit the NPDES permit as requested. Motion carried unanimously.**
2. Scheduling: The recreation board invited representatives of the sports teams to participate at its last meeting in a review of park operations and a discussion of procedures for the current season. Several issues and requests were presented by the sports teams and are under consideration by the Recreation Advisory Board. The charts used to conduct this session are posted at the Township website.
3. Comprehensive Plan: The Recreation Advisory Board has initiated and is making significant progress in drafting a major update of the Park Comprehensive Plan. The intent of this document is to provide actionable detail better defining the framework for strategic planning and operation of the park. A final draft is expected to be ready for circulation and review by solicitor and the Board of Supervisors within the next thirty (30) days. Mr. Mauser asked the Township Solicitor if there were any requirements to publish the draft of the Comprehensive Plan for public comment prior to approval. Mr. Davis made note of the question and will look into it and get back to the Township.

**Road Department:**

None.

**Appearances:**

Paul Kriger said the Township should have received the first tax collection report from York Adams Tax Bureau and if not they should be receiving it soon.

**Correspondence:**

Mrs. Crushong announced the following:

- Bonneauville Fire Department monthly report for February 2012 shows that the Department responded to 43 Fire and EMS calls for service. Straban Township responses were 6.
- Gettysburg Fire Department monthly report for February 2012 shows that the Department responded to 174 requests for help. Fire Response for Straban Township was 12; EMS Response was 55.
- TAKE BACK Free Medication Collection on Saturday, April 28, 2012 from 10:00 a.m. to 2:00 p.m. at various locations throughout Adams County.
- Gettysburg National Military Park summer hours begin April 1, 2012 through October 31, 2012 from 6:00 a.m. to 10:00 p.m.
- Minutes of the Gettysburg Municipal Authority Board of Directors meeting held on February 20, 2012.
- Minutes of the White Run Regional Municipal Authority meeting held on February 15, 2012.
- Watershed Alliance of Adams County Spring 2012 newsletter.

- Tire Collection Event on Saturday, May 12, 2012 from 8:00 a.m. to 1:00 p.m. at the Adams County Agricultural and Natural Resources Center.
- Community Awareness Bulletin from the Pennsylvania State Police on Dangers of Methamphetamine Production.
- Received a letter of resignation from Marcie Kammerer resigning her position on the Agricultural Security Area (ASA) Board effective immediately.

**Old/New Business:**

1. **Adams County COG - Mr. Sanders moved, seconded by Mr. Kammerer to authorize the Adams County COG to participate along with ACVESA in hiring a third party consultant to study the County Emergency Services past, current and future emergency service levels and funding needs. Motion carried unanimously.**

2. **Adams County COG - Mr. Sanders moved, seconded by Mr. Kammerer to authorize, not to exceed One Hundred Fifty Dollars (\$150.00), to help pay for the cost of this third party review. Motion carried unanimously.** Ms. Hamm explained that the full cost of this study is \$13,000.00. DCED Grant contributes half of the cost with the remaining half being paid by ACVESA contributing \$3,250.00 and the municipalities contributing \$3,250.00 which is a quarter of the cost.

3. **Time line on Opt-in on UCC -** Ms. Hamm indicated that a response was received from Pennsylvania Department of Labor & Industry confirming receipt of its letter dated March 7, 2012 providing formal notice that Straban Township intends to reverse its opt-out status and begin enforcing the UCC. Solicitor Davis advised the Board to advertise the Ordinance for passage at its next meeting. **Mr. Kammerer moved, seconded by Mr. Sanders to authorize the advertisement of the Ordinance adopting the Uniform Construction Code. Motion carried unanimously.** Mr. Davis also advised the Board to appoint a Building Code Official by Resolution at the same time as adoption of the Ordinance. The Joint Appeals Board within Adams County should also be contacted.

4. **Adoption of Resolution 2012-03 - escalator clause language –** Mr. Davis explained that this Resolution was required by the State in order to include the escalator clause in the bid package which awarded bid would be paid for by liquid fuels funds. **Mr. Sanders moved, seconded by Mr. Kammerer to approve the adoption of Resolution 2012-03. Motion carried unanimously.**

5. **Members 1<sup>st</sup> - depository bank - Mr. Sanders moved, seconded by Mr. Kammerer to approve Members 1<sup>st</sup> as a depository bank for Straban Township. Motion carried unanimously.** Ms. Hamm also requested that the Office Manager perform a comparison of other banks.

6. **Battlefield Motorcycles, Inc. –** Mr. Davis explained that Battlefield Motorcycles, Inc. does not want to have to go before the ZHB every time they have a special event. The Chapter 94 that is referenced refers to small flea markets or yard sales wherein there is not adequate parking. A permit is required to demonstrate that you have adequate parking. In the case of the Battlefield Motorcycles, Inc. they have parking within the perimeter of their property so an exception can be granted. **Ms. Hamm moved, seconded by Mr. Kammerer to grant an exception of the requirements of Chapter 94, Peddling and Soliciting.** Mr. Davis advised that this motion be amended to include as long as they are in the interior of the Battlefield Motorcycles, Inc. boundary. **Ms. Hamm moved, seconded by Mr. Kammerer to grant an**

exception of the requirements of Chapter 94, Peddling and Soliciting as long as the vendors are in the interior of the Battlefield Motorcycle, Inc. boundary line. Motion carried unanimously.

7. Township Pension Plan - Mr. Kammerer moved, seconded by Mr. Sanders to appoint the Office Manager as the Chief Administrator Officer of the Township Pension Plan. Motion carried unanimously.

#### Land Use Reviews:

Harold Weinberg – Preliminary/Final Subdivision Plan – (Hanover Road) – Must act by 4/3/12 – The proposed plan would result in the subdivision of an existing 32.487 acre parcel into one 0.0537 acre parcel for the purpose of a lot addition, and a 32.434 acre remainder lot. **Mr. Sanders moved, seconded by Mr. Kammerer to deny the plan because the conditions stated in accordance with the letter from William Hill dated December 13, 2011 were not met. Motion carried unanimously.** Mr. Davis asked if there were substantive conditions that needed to be met. Ms. Hamm stated that a non-building waiver was not received by the Township. Mr. Davis will prepare the rejection letter to Mr. Harold Weinberg.

John Egloff – Preliminary/Final Subdivision Plan/Non-Building Waiver – (Swift Run Rd) – Must act by 5/22/12 – The plan proposes the subdivision of a 1.75 acre lot for addition purposes. Lot C will be conveyed to the adjacent property currently owned by Mr. Criswell. No development is proposed at this time. Mr. Hill stated that the property markers have been set. **Ms. Hamm moved, seconded by Mr. Sanders to approve the Preliminary/Final Subdivision Plan for John Egloff conditioned on the owner's and receiving owner's notarized signatures be added to the plan. Motion carried unanimously.**

**Ms. Hamm moved seconded by Mr. Sanders to approve the John Egloff Non-Building Waiver. Motion carried unanimously.**

Hampton Inn – Preliminary/Final Subdivision/Land Development Plan – (Route 30/Shealer Road) – must act by 6/26/12 – The submitted plan proposes the subdivision of 0.6681 acres from the existing WalMart property as a lot addition to the current Hampton Inn property. In addition, the submitted plan proposes the relocation of the existing access to the Hampton Inn from Hull Drive, a new access drive connecting the Hampton Inn property to the WalMart entrance drive, and additional parking for the Hampton Inn property.

Mr. Gil Picarelli stated that there were things that needed to be worked through concerning the existing driveway and providing an access. There are two (2) modifications that Hampton Inn is requesting:

1) Section 117-60.D(1)(e,f) – installation of landscaped divider strips and the planting requirements. **Ms. Hamm moved, seconded by Mr. Kammerer to grant the modification of Section 117-60.D(1)(e,f) to not require installation of landscaped divider strips. Motion carried unanimously.**

2) Section 117-60.C(3)(c) – projects which requires five or more planting units, the landscape plan shall be prepared by a licensed architect. Mr. Picarelli stated that his client has 10 planting units and is requesting that they do the landscaping themselves. Mr. Hill verified that they do in fact have 10 planting units. **Ms. Hamm moved, seconded by Mr. Kammerer to grant the modification of Section 117-60.C(3)(c) that the landscape plan need not be prepared by a licensed architect. Motion carried unanimously.**

**Public Comment:**

1. Mr. Bryan Salzman, Attorney for Atapco – There is a sliver of land between WalMart and Hampton Inn. Would the streetscape be required all the way down? Mr. Davis said that a subdivision occurs with two (2) lots, i.e., a sliver of land from WalMart to Hampton Inn triggers an improvement. There is a lot of pedestrian traffic at Route 30 and Shealer Road and the township either has the sidewalks put in now or do it piecemeal. There is a strong inclination to get the streetscape done now.

Comment #47 on Twp. Engineer review letter dated: 03-22-12– Development Agreement – Questioned the necessity of the Agreement and what would be stated in the agreement. Mr. Davis said that there needs to be something tangible to rely on for the Township. Mr. Salzman will check and see if this is already covered under an amendment. He will get back to Mr. Hill on this.

Mr. Salzman presented the Board with two (2) Resolutions that he would like Mr. Davis to review and revise. It is concerning enforcing eminent domain in an effort to get right-of-way agreements signed by all neighboring property owners. They are working with nine (9) property owners to acquire right-of-way agreements necessary for the capital improvements planned and are having difficulty with at least one property owner. The proposal would state that the Board of Supervisors would be willing to take the land by eminent domain if they absolutely had to. The developer would need to show that all means have been exhausted and there is no other way but eminent domain. Mr. Davis said that he would like to take a month to review the Resolutions. Mr. Salzman stated that he would likely know which, if any, property owners had not come to an agreement with the developer by next meeting date. He stated that they have oral agreements but are sending out letters now. By next month they should be able to show justification for the Resolutions and know which agreements are signed and what property owner(s) they have a problem with. Mr. Davis will review the drafts.

Mr. Picarelli suggested to the Board of Supervisors that the design requirements of the Streetscape be put in the SALDO instead of outlined in the Zoning Ordinance. The Board of Supervisors would have more control then.

2. Frank Thomas – Informed the Board that the Go-Kart tract on Red Bridge Road is scheduled for a hearing before the Zoning Hearing Board on April 18, 2012 concerning a non-conforming use. They are continuing the non-conforming use by having advertisement on their web page of a race taking place on Sunday, April 15, 2012. Are they going to be doing this? Ms. Hamm advised Mr. Thomas that this information will be forwarded to Mr. Clem Malot, the Building Code Official to see how he will handle this. Ms. Hamm thanked Mr. Thomas for the information.

3. Elaine McKnight - Is Battlefield Motorcycle, Inc. another owner? Michele Redding stated that Battlefield Motorcycle, Inc. is doing business as Harley-Davidson. Ms. McKnight also questioned the exception that was granted tonight. Mr. Davis stated that it was granted because they are off public roadways and they have their own parking lot. The section is for roadside vendors.

4. Reporter, Tim Prudente – What was the workshop with the Peebles Shopping Center representatives about. Ms. Hamm indicated that the representatives wanted to know if there could be anything done in the parking area if they wanted to.

**Adjournment:**

With no further business to come before the Board, Mr. Sanders moved, seconded by Mr. Kammerer to adjourn the meeting at 8:10 p.m. this date.

Respectfully submitted,

Robin K. Crushong  
Secretary

The next regularly scheduled meeting for the Board of Supervisors of Straban Township will be held on May 7, 2012 at 7:00 p.m.