

STRABAN TOWNSHIP PLANNING COMMISSION

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

MEETING OF: August 22, 2012, 7:00 p.m.

The Straban Township Planning Commission Board 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 Chairman Alan Zepp presiding. Others in attendance were: Member Roy Weaner; Member Patt Symmes; Member Darrin Catts, Member Mark Egloff, Jon Kilmer, Township Engineer; Earl Baer, Zoning Officer; and Supervisor Sharon Hamm.

Others in attendance: Ron Garis, Dave Lazas, Bryan Salzmman, Gil Picarelli

Minutes:

Mr. Catts moved, seconded by Ms. Symmes, to approve the July 25, 2012 minutes as presented. Motion carried unanimously.

Land Use Review (Preliminary/Final Plans):

Cathryne V. Heskett – Prel./Final Subdivision – (2891 York Road) Must act by 10/23/12

Several inside agency items remain to be taken care of. Mr. Garis will return to the September meeting for consideration to recommend approval. No action taken.

Non-Building Waiver for the Heskett Lot 1 has been approved and signed by Dean Shultz (S.E.O.). Mr. Catts moved, seconded by Mr. Zepp to approve the Non-Building Waiver. Motion carried unanimously.

Hampton Inn – Prel./Final Subdivision/Land Development Plan – (Rt.30/Shealer Road) Must act by 10/03/12

Comments from the Wm. F. Hill review letter dated: August 21, 2012 were discussed. Numerous inside agency items remain to be taken care of and the Straban Township Zoning Officer needs to make a determination regarding the streetscape. No action taken.

Appearances:

ATAPCO (Dave Lazas) – discussion about signage amendment

Referencing ARTICLE VIII Sign Regulations:

Status: The proposed amendment is in the review process with the County and Township Planning Agencies. Comments from the County have not yet been received by the Township. Mr. Lazas wanted the Planning Commission to be aware of some ATAPCO's concerns noted as follows:

§ 140-56-A

B.(1)(a) change to 250 sq ft

B.(2)(a)[1](i) want additional ancillary signs to be permitted without inclusion into the sq ft criteria

B.(2)(a)[1](ii) change to 200 sq ft

B.(2)(a)[1](iii) change to 75 sq ft allowing for signage proportional to store frontage

§140-5 Definitions:

Anchor Tenant – change to 'in excess of 60,000 sq ft'

Junior Anchor Tenant – change to '10,000 sq ft to 60,000 sq ft'
Inline Tenant – change to 'less than 10,000 sq ft'

Old/New Business

Review ordinance proposing to amend the Sign Regulations

County comments have not yet been received by the Township. No action taken.

Review ordinance proposing to amend swimming pools to conform to the Uniform Construction Code (UCC) Requirements

AN ORDINANCE OF STRABAN TOWNSHIP, ADAMS COUNTY, PENNSYLVANIA, AMENDING THE DEFINITION OF “SWIMMING POOLS” IN SECTION 140-5 (Definitions) OF ARTICLE II (Definitions) OF CHAPTER 140 (Zoning) OF THE STRABAN TOWNSHIP CODE OF ORDINANCES TO INCLUDE SPAS AND HOT TUBS IN THE DEFINITION, AND AMENDING SUB-SECTION (5) OF SECTION 140-23.F (Private swimming pools) OF ARTICLE IV (Use Regulations) TO REQUIRE FENCING AROUND POOLS TO CONFORM WITH THE APPLICABLE BUILDING CODE REQUIREMENTS.

County Comments have been received and indicate they agree with the proposed amendment. Mr. Catts moved, seconded by Mr. Zepp to recommend approval. Motion carried unanimously.

Adjournment

NEXT MEETING: SUPERVISORS: September 4, 2012
PLANNING COMMISSION BOARD: September 26, 2012