

STRABAN TOWNSHIP PLANNING COMMISSION

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

MEETING OF: September 26, 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: Ronald Garis, K. John Gazsi, Gil Picarelli, Bob Sharrah, Charles Suhr

Minutes:

Mr. Weaner moved, seconded by Ms. Symmes, to approve the August 22, 2012 minutes as presented. Motion carried unanimously.

Land Use Review (Preliminary/Final Plans):

Hampton Inn – Prel./Final Subdivision/Land Development Plan (Rt. 30/Shealer)

KPI Technology requested on behalf of their client an extension of time for plan review to April 3, 2013. Mr. Weaner moved, seconded by Mr. Catts to recommend approval of the extension of time to April 3, 2013. Motion carried unanimously.

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

Mr. Garis gave review and progress of the project. Mt. Pleasant Planning Commission recommended approval to their Board of Supervisors. The Straban Township Planning Commission recommended approval with the following conditions: The notarized owner signatures and the signatures of the Mt. Pleasant's Board of Supervisors. Mr. Catts moved, seconded by Mr. Zepp. Motion carried unanimously.

Louis Sanders – Prel./Final Subdivision Plan/Planning Module – (20 Low Dutch Road) Must act by 11/20/12

Mr. Garis gave review and progress of the project. Ms. Symmes moved, seconded by Mr. Catts to recommend conditional approval based on owners' notarized signature and approval of Planning Module. Motion carried unanimously.

Mr. Catts moved, seconded by Ms. Symmes to approve Planning Module. Motion carried unanimously.

Mark Gettysburg – Prel. Subdivision Plan – (south side of York Rd. just East of Rock Creek) Must act by 11/20/12

Mr. Sharrah gave review and progress of the project including explanation of the plan. It was recommended that time is required to digest concerns and meet with engineers; so, further discussion was tabled until the Next Planning Commission Meeting (October 24, 2012).

Starbucks – Prel./Final Subdivision Plan (Peebles Plaza Shopping Center) – Must act by 12/20/12

Mr. Gazsi, and Mr. Suhr gave review and progress of the project. Mr. Gazsi mentioned and discussed proposed waiver to omit the Preliminary Plan and only have a Final Plan. Additionally, Mr. Gazsi brought up a proposed waiver to do an 18" x 24" plan. Mr. Suhr addressed a proposed waiver to not do a traffic study as well as not to pay traffic impact fee. All of these waivers need further discussion.

Appearances:

None

Old/New Business

Reviewed ordinance proposing to amend the Sign Regulations – Comments receive from County

Gil Picarelli gave opinion on this topic. County and CCIS comments have been received and no further discussion ensued.

Mr. Weaner moved, seconded by Mr. Catts to recommend the request from ATAPCO be approved. Motion carried unanimously.

Lots 10, 12, 17 – ACEDC

Mr. Kilmer updated the Planning Commission members on the status of the project.

TIF (Tax Increment Finance)

Mr. Zepp led a general discussion with the Planning Commission members.

Adjournment

Mr. Zepp moved, seconded by Ms. Symmes to adjourn the meeting at 8:53. Motion carried unanimously.

NEXT MEETING: SUPERVISORS: October 1, 2012
PLANNING COMMISSION BOARD: October 24, 2012

Respectfully submitted,

Tina M. McNaughton
Secretary