

OCTOBER 1, 2012 SUPERVISORS' HEARING:

The Straban Township Board of Supervisors met this date, as publicly advertised, at 6:30 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; and Office Manager Robin Crushong.

Others in attendance were: R. Clem Malot, Building Code Official/Zoning Code Official; Earl Baer, Zoning Code Official; Bryan Salzman, Attorney for ATAPCO; Gil Picarelli, KPI Technologies; David Lazas, ATAPCO.

Ordinance No. 2012-04 – An amendment to the definition of “Swimming Pools” and adding defined fencing requirements to conform with the applicable Building Code requirements:

The amendments have had a forty-five (45) day review period for the public and the Adams County Planning Office and Straban Township Planning Office have reviewed and commented.

The Straban Township Planning Commission reviewed and recommended approval at its August 22, 2012 meeting. The Adams County Office of Planning and Development by letter dated August 17, 2012 recommended approval.

The Straban Township Board of Supervisors set the Hearing date on August 6, 2012 at its regularly scheduled meeting.

There were no comments.

Ordinance No. 2012-05 – An amendment requested by the developers of Gettysburg Crossing to better address shopping centers of 350,000 sq. ft. or greater:

The amendments have had a forty-five (45) day review period for the public and the Adams County Planning Office and Straban Township Planning Office have reviewed and commented.

The Straban Township Planning Commission reviewed and recommended the request of the developer at its September 26, 2012 meeting. The Adams County Office of Planning and Development by letter dated September 12, 2012 did not support adoption of the proposed amendments.

The Straban Township Board of Supervisors set the Hearing date on August 6, 2012 at its regularly scheduled meeting.

Bryan Salzman, attorney for ATAPCO, thanked the Board of Supervisors for their time and effort in this matter.

David Lazas, representative of ATAPCO handed out proposed amendments to each of the Board members with the intent of reviewing it in a timely fashion. He reviewed the three (3) categories: 1) Anchor tenant – proposing 60,000 square feet; 2) Junior Anchor Tenant – proposing between 10,000 and 60,000 square feet; and 3) Inline Tenant – proposing less than 10,000 square feet because there is usually nothing more than 10,000 square feet. Example of an inline tenant was Mattress Warehouse stores at 7,000 square feet.

Mr. Lazas offered various diagrams of signage in response to the proposed amendments. Mr. Lazas stated that a 40 foot sign would be preferred, however, the developer could live with a 30 foot sign but would need the 300 square foot. For the Route 15 sign, a 30 foot sign feels a little short. In a typical shopping center of this size 250 square foot would be workable but it is typically 298 square feet. Mr. Lazas finished up reviewing all the proposed amendments.

Mr. Salzman suggested that maybe the Board would like to review these proposed amendments further.

Mr. Malot agreed that additional thought was needed by the Board. He also stated that the section on flags and banners needs to be revisited because it was his understanding that these were not allowed signage and his office has been working on the Route 30 corridor. He thinks that sitting down with the County would be a good idea before going further on this matter.

Mr. Kammerer moved, seconded by Mr. Sanders to adjourn the hearing at 6:55 p.m. this date.

Respectfully submitted,

Robin K. Crushong
Secretary