

# ***STRABAN TOWNSHIP PLANNING COMMISSION***

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

## **MEETING OF: December 19, 2012, 7:00 p.m.**

The Straban Township Planning Commission 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 Mark Egloff; Member Darrin Catts; Jon Kilmer, Township Engineer; and Supervisor Sharon Hamm.

Others in attendance: Kenneth Scott

### **Minutes:**

Mr. Weaner moved, seconded by Mr. Catts, to approve the November 28, 2012 minutes as presented. Motion carried unanimously.

### **Land Use Review (Preliminary/Final Plans):**

**Hampton Inn – Prel./Final Subdivision/Land Development Plan (Rt. 30/Shealer) – Must act by 4/3/13**

No discussion.

**Mark Gettysburg – Prel. Subdivision Plan – (south side of York Rd. just East of Rock Creek) – Must act by 01/15/13**

Recommend to deny the plan based on no activity presented to the Planning Commission on the comments contained in the Wm. F. Hill & Associates letter dated September 18, 2012 and no request for extension of time. **Mr. Zepp moved, seconded by Mr. Catts. Motion carried unanimously.**

**Lawrence Wilkinson – Final Subdivision Plan and Non-Building Waiver – (301 Oak Hill Rd., Biglerville) – Must act by 02/26/13**

Mr. Scott gave background, and overview of the proposed plan/project. He informed the Planning Commission that a subdivision of Lot 2 was approved by Butler Township back in May 1991 and is now conveyed to create Lot No. 2A separately and Lot 2B as a lot addition to Lot 1. Lot 1 has no dwellings and Lots 2A and 2B have existing dwellings as well as septic systems and wells.

The Planning Commission reviewed the Wm. F. Hill & Assoc., Inc letter dated December 17, 2012 and as a result, the following item was addressed:

6. As a matter of clarification, the site Data information on sheet 2 should be revised. Since Lot 2B contains a dwelling and is becoming a lot addition to Lot 1, both Lot 1 and Lot 2B should contain a Residential designation. **Mr. Zepp moved, seconded by Mr. Catts to recommend conditional approval based on this item being satisfied. Motion carried unanimously**

**Request for Non-Building Waiver** for proposed subdivision of 2 lot(s) located in Butler and Straban Townships/Borough Adams County has been approved and signed by Dean Shultz (S.E.O). **Mr. Catts moved, seconded by Mr. Zepp to recommend conditional approval of the Non-Building waiver. Motion carried unanimously.**

**Appearances:**

None

**Old/New Business**

None

**Public Comment:**

None

**Adjournment**

**Mr. Weaner moved, seconded by Mr. Catts to adjourn the meeting at 7:15. Motion carried unanimously.**

**NEXT MEETING:** SUPERVISORS: January 7, 2013  
PLANNING COMMISSION: January 23, 2013

Respectfully Submitted,

Tina M. McNaughton  
Secretary