

# ***STRABAN TOWNSHIP PLANNING COMMISSION***

*Alan Zepp, Darrin Catts, Patt Symmes, Roy Weaner, Sharon Hamm*

## **MEETING OF: August 28, 2013, 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: Vice Chairman Darrin Catts, Secretary Patt Symmes, Member Roy Weaner, Member Sharon Hamm, and Township Engineer Jon Kilmer.

Others in attendance: Gary Thatcher, Klein Builders Group Inc.; Bill Weiser, Turkey Hill; Marty Miller, Miller and Associates Real Estate; George Albert, George M. Albert, P.E. LLC; Vanessa Pellechio, Evening Sun; Lew Brill; and Kevin Myers, Straban Township Resident.

### **Minutes:**

**Ms. Symmes moved, seconded by Ms. Hamm to approve the July 24, 2013 minutes as presented. Motion carried unanimously.**

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

**Hampton Inn – Prel./Final Subdivision/Land Development Plan (Rt. 30/Shealer Rd.) – Must act by 10/8/13**

No discussion.

**Mark Gettysburg – Prel. Subdivision Plan – (south side of York Rd. just East of Rock Creek) – Must act by 10/14/13**

No discussion.

**Gettysburg Station – Final Land Development Plan (York Rd. – south side Rt. 30 – btwn Peebles and Giant Shopping Centers –**

RGS Associates, in a letter dated August 23, 2013, requested on behalf of their client an extension of time for plan review to December 24, 2013. **Ms. Hamm moved, seconded by Mr. Catts to recommend approval of the extension of time to December 24, 2013. Motion carried unanimously.**

### **Appearances:**

**Turkey Hill Minit Markets – Sketch Plan Submission (Rt. 30/Village Green Drive) –**

George Albert (George M. Albert, P.E. LLC) presented an overview of the proposed Sketch Plan for the subject property. The project encompasses construction of a retail Turkey Hill Minit Market and Vehicle Fueling Station. Mr. Albert addressed issues relating to the review of the Sketch Plan by Wm. F. Hill and

Associates in a letter dated August 22, 2013. Parking between the plane of any primary facade and the road right-of-way, between the main entrance of the building and the refueling bays were areas of concern based on Straban Township's Zoning Ordinances. The building location, refueling bays, and parking layouts would have to be re-evaluated.

The issue of the traffic signal at Village Green Drive and Route 30 was also discussed. The question was raised if Straban Township would accept a Developer's Agreement which would make the above proposed traffic signal temporary (signal to be moved or discontinued at a later date); so, they could proceed with the project? Presently, the Township has approved a policy which indicated a priority light is to be located at the York Road (Rt. 30) and Hunterstown Road intersection. Recent amendments to the Township Transportation Capital Improvements Plan, PA Act 209 specifically addressed the Huntertown Road intersection. This is deemed a logical placement with minimal impact on Rt. 30, and should meet both PennDot and CSX approvals. This traffic signal location is a priority with Straban Township. Whether another traffic signal less than 1,000 feet at Village Green Drive can be erected for this project may be an issue with PennDot regarding proper and ideal spacing between existing as well as proposed signals.

Mr. Albert stated that the Sketch Plan may be presented to the Straban Township Board of Supervisors as a public appearance just to get additional comments/concerns.

### **Old/New Business**

#### **Sewage Facilities Planning Module – G. Kevin Myers –**

**Mr. Catts moved, seconded by Ms. Symmes to recommend approval of the Sewage Facilities Planning Module. Motion carried unanimously.**

### **Public Comment:**

None

### **Adjournment**

**Mr. Zepp moved to adjourn the meeting at 7:45. Motion carried unanimously.**

**NEXT MEETING:** SUPERVISORS: \_\_\_\_\_ September 3, 2013  
PLANNING COMMISSION: \_\_\_\_\_ September 25, 2013

Respectfully Submitted,

Tina M. McNaughton  
Secretary