

STRABAN TOWNSHIP PLANNING COMMISSION

Alan Zepp, Darrin Catts, Patt Kimble, Roy Weaner, Sharon Hamm

MEETING OF: November 20, 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 Vice Chairman Darrin Catts presiding. Others in attendance were: Member Patt Kimble, Member Sharon Hamm, Township Engineer Erik Vranich, and Zoning Officer Earl Baer.

Others in attendance: Ken Scott, Beyond All Boundaries.

Minutes:

Ms. Hamm, seconded by Ms. Kimble to approve the September 25, 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 3/8/14

No discussion.

Mark Gettysburg – Prel. Subdivision Plan – (south side of York Rd. just East of Rock Creek) – Must act by 1/13/14

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 November 6, 2013, requested an extension of time for plan review to March 24, 2014. **Ms. Hamm moved, seconded by Ms. Kimble to recommend approval of the extension of time to March 24, 2014. Motion carried unanimously.**

Robert H. Brougher – Final Subdivision Plan – (West of Red Bridge Rd – SR 1017) – Must act by 12/24/13

Mr. Scott (Beyond All Boundaries) presented an overview of the proposed Subdivision Plan intending a two (2) acre lot west of Red Bridge Road. He stated that all conditions in the Wm. F. Hill and Associates letter dated November 13, 2013 have been satisfied except the items (3 & 4) listed below.

The Straban Township Planning Commission recommended conditional approval based on the review letter of Wm. F. Hill and Associates, Inc. dated November 13, 2013 to be satisfied as follows:

3. SALDO 117-20.A – We note a non-building waiver is being sought for the subject properties. This will waive the requirements to provide a Planning Module at this time, since no additional building lots are being created. The Township SEO shall verify the non-building waiver prior to approval.

4. SALDO 117-38.D – All property corners for Lot 3 shall be rebar or otherwise marked, and shall be a bonded item or field verified prior to Supervisors' signatures being added to the Plans.

Ms. Kimble moved, seconded by Ms. Hamm. Motion carried unanimously.

Appearances:

None

Old/New Business

Review and Comment to Consider Adoption of an Ordinance Amending the Code of Ordinance Concerning Unenclosed Storage -

Mr. Baer (Commonwealth Code Inspection Service) led the discussion of the review letter of Adams County Office of Planning and Development dated November 4, 2013. The comments were summarized by the County as not supporting further restrictions of the storage of recreational vehicles, as proposed by the amendment. Mr. Baer pointed out and discussed the County's areas of concerns which suggested to support recreational vehicles in a residential district side yard (eliminate wording prohibiting this issue in 140-31A.A(1)). The County questioned if regulations to prohibit storage of recreational vehicles in front yard is necessary in rural settings (eliminating paragraph 140-31A.A(2)). Lastly, recommendation to adhere to all setback requirements regardless of the zoning district be observed (modify 140-31A.A(3)).

These comments were discussed among the Planning Board and will be documented in writing from Commonwealth Code Inspection Service and sent to the Township and Township Solicitor.

Public Comment:

None

Adjournment

Mr. Catts moved to adjourn the meeting at 7:22. Motion carried unanimously.

NEXT MEETING: SUPERVISORS: _____ December 2, 2013
PLANNING COMMISSION: _____ December 18, 2013

Respectfully Submitted,

Tina M. McNaughton
Secretary