

STRABAN TOWNSHIP PLANNING COMMISSION

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

MEETING OF: December 18, 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 Roy Weaner, Member Sharon Hamm, and Township Engineer Erik Vranich.

Others in attendance: Lee Royer, R. Lee Royer & Associates; and Eric Gladhill, C.S. Davidson, Inc.

Minutes:

Ms. Hamm, seconded by Mr. Catts to approve the November 20, 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

Recommend to deny the plan on no activity presented to the Planning Commission. **Mr. Catts moved, seconded by Ms. Hamm. Motion carried unanimously.**

Gettysburg Station – Final Land Development Plan (York Rd. – south side Rt. 30 – btwn Peebles and Giant Shopping Centers) – Must Act by 03/24/14

No discussion.

Columbia Gas Transmission Industrial – Prel/Final Land Development Plan (4000 ft. north of intersection of Granite Station Rd. and York Rd.) - Must act by 03/18/14

Mr. Royer (R. Lee Royer & Associates) presented Prel/Final Land Development Plan and an overview of the proposed construction of a new compressor building and auxiliary building along with approximately two acres of new gravel area.

Mr. Royer addressed a few (not all) of the outstanding conditions outlined in the Wm. F. Hill and Associate letter dated December 18, 2013.

1. ZO 140-13.B(1) - the Township Zoning Officer will determine if a Special Exception Use for the expansion of Public Utilities in the EC-2 zoning is a requirement.

2. ZO 140-13.D(3) & 140-32.A(1) - Clarification stating that the house depicted on the plans is an office building; thus, certain requirements for a residence will no longer be applicable to this plan.

8. ZO 140-46 - Requests additional parking for increased number of employees. Mr. Royer stated that no new employees will be added as a result of this plan.

20. SALDO 117-60.C(3)(c) - Requires a landscape plan be prepared by a licensed landscape architect in which Mr. Royer asked if this requirement could be waived. Additional discussion would be required between the Township Engineer and the Planning Commission.

21. Mr. Vranich noted that this letter did not include the review of the Stormwater Management Plan that coincides with the above land development plan. That review and related comments will be address under separate cover.

Appearances:

None

Old/New Business

None

Public Comment:

Renn Kirby Chevrolet – Access Drive –

Mr. Gladhill (C.S. Davidson, Inc.) offered a review of a sketch plan depicting a proposed right-in/right-out access drive on Route 30 at 55 Expedition Trail. Trans Associates' Traffic Impact Assessment dated September 2013 of traffic counts and analysis has been completed and submitted to PennDOT. The next step according to Mr. Gladhill is to obtain a Highway Occupancy Permit from PennDOT; however, a conditional approval from the Township is requested on the conceptual sketch plan before moving forward with the Land Development Plan. Mr. Gladhill noted that the proposed access will improve traffic movement, land marketability, and land development improvements to the Commerce Park.

Mr. Catts stated that the Township's position for large projects has been a single entrance and exist with interior roads to service the site. Additional questions were voiced as to who would maintain the subject access drive, and how would the traffic congestion from vehicles turning from Route 30 be

accommodated. A letter from McMahon Associates, Inc. dated November 14, 2013 was also cited containing a traffic engineer review of the Trans Associates' Traffic Impact Assessment. Multiple comments were offered by McMahon Associates for consideration of the Township as well as action by the applicant's engineer.

This sketch plan cannot be supported by the Planning Commission without further studies of the ramifications as a result of this proposed sketch plan.

Adjournment

Ms. Hamm moved, seconded by Mr. Weaner to adjourn the meeting at 7:45. Motion carried unanimously.

NEXT MEETING: SUPERVISORS: _____ January 6, 2014
PLANNING COMMISSION: _____ January 22, 2014

Respectfully Submitted,

Tina M. McNaughton
Secretary