

# ***STRABAN TOWNSHIP PLANNING COMMISSION***

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

**MEETING OF:** January 22, 2014, 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 Secretary Patt Kimble, Member Roy Weaner, Member Sharon Hamm, Township Engineer William Hill, and Zoning Officer Earl Baer.

Others in attendance: Fred Kammerer, Township Supervisor; Tony Sanders, Township Supervisor; Robin Crushong, Township Office Manager; Lee Royer, R. Lee Royer & Associates; Merle Holsinger, Civil Planning and Design; Mark Magrecki, Penn Terra Engineering, Inc.; Teresa Sparacino, Delta Development Group; Dave Lazas, ATAPCO Properties; Jonathan Cox, Rhoads and Sinon LLP; Robin Fitzpatrick, Adams County Economic Development Corporation; Bernard Yannetti, Esq.-Discovery Gettysburg; Rick Klein, Representative-Discovery Gettysburg; Christy Blakely, The Keith Corporation; Marcie Kammerer, resident, George Kimble, resident; Sandra and Lawrence Martin, residents; Ty Sherman, resident; and Vanessa Pellechio, Gettysburg Times.

## **Minutes:**

**Ms. Kimble, seconded by Ms. Hamm to approve the December 18, 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 6/10/14**

No discussion.

**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 1.68 acres of new gravel area.

Mr. Royer addressed outstanding conditions outlined in the Adams County Office Planning and Development letter dated January 16, 2014 as well as Wm. F. Hill and Associate letter dated January 10, 2014.

**The Straban Township Planning commission recommended conditional approval based on the review letter of Wm. F. Hill and Associates, Inc. dated January 10, 2014 to be satisfied as follows:**

2. ZO 140-31.C - This section regulates unenclosed storage of materials. With the proposed addition of a significant amount of gravel area, the developer must clarify the use of the gravel area on the plan drawings. Any storage of materials must meet the regulations found in this section, which include no stockpiling in the front yard, screening, and setbacks.

3. SALDO 117-20.A – The Plans depict the language for a Non-Building Declaration for sewage facilities planning. The Township Sewage Enforcement Officer shall act on the Declaration prior to Plan approval.

4. SALDO 117-20.B, 117-46 - An Erosion and Sedimentation Control Plan shall be submitted to the Adams County Conservation District for review and approval prior to Plan approval.

5. SALDO 117-26.D – A bonding estimate shall be submitted and approved prior to Plan approval. Appropriate bonding shall be established and submitted to the Township prior to Supervisor’s signature. An estimate has been provided to our office for review.

7. SALDO 117-60.C(3)(c) – Where a nonresidential project is proposed which requires five or more planting units of landscaping, the landscape plan required by this chapter shall be prepared by a licensed landscape architect. The developer is requesting a **WAIVER** of this section. At this time, our office would not support a waiver of this section due to the unknown use of the proposed gravel areas and any required landscape buffer.

11. SWM 109-32.A – The Stormwater Management Practices, Facilities, and Systems Maintenance and Monitoring Agreement must be signed and recorded prior to plan approval.

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

**Tractor Supply – Prel/Final Land Development Plan – (east side of Smith Rd. approx. 500 feet north of Rt. 30) – Must Act by 04/17/2014**

Mr. Magrecki (Penn Terra Engineering, Inc.) presented Prel/Final Land Development Plan and an overview of the proposed development of a 19,097 square foot retail store on a 4.93 acre property located along Smith Road and adjacent to the Straban Township Recreation Park. This is approximately 1.5 acres of additional land that was on a proposed potential text amendment discussion with the Planning Commission June 26, 2013 meeting.

Mr. Magrecki addressed a few (not all) of the outstanding conditions outlined in the Wm. F. Hill and Associates, Inc. letter dated January 16, 2014.

1. ZO 140-12.E(2) – Mr. Baer (Commonwealth Code Inspection Service) addressed the need to design a main entrance on the façade facing Smith Road. Mr. Magrecki stated that this will be shown on the next revision of the plans.

3. ZO 140-12.H & 31. SALDO 117-39.D(2) & 32. SALDO 117-41.C – the project does not propose property containing frontage along Rt. 30. These items would not be applicable for streetscape enhancements.

7. ZO 140-46.E & 9. ZO 140-52.A(2)(c) - no plans for point of purchase or sales area outside which would negate the need for additional parking and additional requirement for loading spaces.

17. SALDO 117-20.G – no other plans for future build out is anticipated which would address the concern for the adequacy of the shared access drive. A request for waiver on this item may be requested. Ms. Hamm stressed that this issue needs to be examined for future development to ensure that the access drive is located appropriately.

26. SALDO 117-30.B(2) & 27. SALDO 117-30.B(3)(b),(c) – the Transportation Impact Assessment prepared by Transportation Resource Group (TRG), dated June 2013, McMahon Transportation Engineers and Planners review dated January 8, 2014 and Straban Township Capital Improvements Plan (CIP) dated June 2006 were cited as supporting evidence that no need for improvements to Smith Road are required.

36. SALDO 117-60.D(1)(e) – may recommend alternative solution or request a waiver for the landscaped divider strips between abutting rows of parking. This is an awkward requirement to include in the proposed parking layout.

### **Appearances:**

#### **Jonathan Cox ( Rhoads & Sinon LLP) - Tax Increment Financing (TIF) Overview –**

Mr. Cox who is serving as special counsel to the Adams County Industrial Development Authority gave an extensive overview of the TIF process that is in connection with the Discovery Gettysburg TIF project and the Gettysburg Crossing TIF project.

The TIF is an economic development and revitalization finance tool that is being utilized in Central PA. The objective is to attract and enable significant residential, commercial, industrial and mixed use projects to move forward. Allocation of bonds or notes to be paid (not to exceed 20 years) based on all or a portion of additional taxes resulting from increases in property values and/or commercial activity is the goal. Once bonds or notes are paid then this increase in tax revenue will go to the appropriate local taxing bodies (county, school district, municipality).

A timeline and roles for establishment of a TIF district outlining steps for the redevelopment authority, and taxing bodies were presented. Emphasis placed on the criteria in establishing redevelopment area as “blighted”. The roles and timelines of the Township Municipality in creating the District and holding a public hearing for this process were also discussed.

**Teresa K. Sparacino, Delta Development Group – Gettysburg Crossing – Tax Increment Financing (TIF) –**

Ms. Sparacino provided a handout for Gettysburg Crossing TIF District which identified the proposed boundaries of the redevelopment area, zoning, and current road layout. She focused on a Traffic Impact Study completed by TRG dated 2011 for subject project. This study analyzed traffic growth and levels of service for intersections with and without Gettysburg Crossing Project. The bottom line is these intersections will not operate at acceptable levels of service and road improvement could exceed \$5 million. The second issue is the water system to operate at full capacity which could be a project in excess of \$1 million.

Ms. Sparacino cited two factors that meet the criteria as a redevelopment area deemed “blighted” which are faulty street or lot layout and economically or socially undesirable land uses. Mr. Zepp suggested that the Planning Commission would need to see supporting documentation that would substantiate the redevelopment of the area.

**Bernard A. Yannetti, Esq. – Discovery Gettysburg – Tax Increment Financing (TIF) –**

Mr. Yannetti stated that Attorney Cox laid out the process and planning for the TIF and had nothing further to add. However, he noted that if the Township is willing to take on the roles and processes of creating the TIF District, then the Discovery Gettysburg project will give a presentation on establishing the redevelopment area as “blighted”. He also noted that if the Township is willing to proceed with the TIF, this project will cover meetings expenses (i.e., advertising, administrative).

**Summary of the Planning Commission on the TIF –**

Mr. Zepp stated that the Planning Commission will look at each of the projects separately in order to make any TIF determinations. However, Ms. Hamm stated that a separate meeting with the Township Solicitor, Board of Supervisors and Planning Commission must take place first in order to determine all of the repercussions of participating in the TIF process. This recommendation was agreed on by the Planning Commission.

**New Business**

None

**Public Comment:**

None

**Adjournment**

**Mr. Zepp moved, seconded by Ms. Hamm to adjourn the meeting at 9:00 p.m. Motion carried unanimously.**

**NEXT MEETING:** SUPERVISORS: February 3, 2014  
PLANNING COMMISSION: February 26, 2014

Respectfully Submitted,

Tina M. McNaughton  
Secretary