

STRABAN TOWNSHIP PLANNING COMMISSION

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

MEETING OF: February 26, 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: Vice Chairman Darrin Catts, Member Secretary Patt Kimble, Member Roy Weaner, Member Sharon Hamm and Township Engineer Erik Vranich.

Others in attendance: Mark Magrecki, Penn Terra Engineering, Inc.; Teresa Sparacino, Delta Development Group; Dave Lazas, ATAPCO Properties; Robin Fitzpatrick, Adams County Economic Development Corporation; Ken Scott, Beyond All Boundaries; Bob Monahan, Monahan Northside, LP; Christy Blakely, The Keith Corporation; George Mauser, resident; and Vanessa Pellechio, Gettysburg Times.

Minutes:

Ms. Hamm moved, seconded by Ms. Kimble to approve the January 22, 2014 minutes as presented. Motion carried unanimously.

Land Use Reviews (Preliminary/Final Plans):

Hampton Inn – Prel./Final Subdivision/Land Development Plan (Rt. 30/Shealer Rd.) –

KPI Technology on behalf of ATAPCO Properties, in a letter dated February 12, 2014, requested an extension of time for plan review to September 3, 2014. **Mr. Catts moved, seconded by Mr. Zepp to recommend approval of the extension of time to September 3, 2014. Motion carried unanimously.**

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)

RGS Associates, in a letter dated January 29, 2014, requested an extension of time for plan review to June 24, 2014. **Ms. Hamm moved, seconded by Mr. Catts to recommend approval of the extension of time to June 24, 2014. 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 an overview of the Prel./Final Land Development Plan 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. He addressed the waiver/modification requests for this project outlined in the Penn Terra Engineering, Inc. Letter dated February 14, 2014 (Note that the Wm. F. Hill and Associates, Inc. letter dated February 20, 2014 cited these same requests).

1. SALDO 117-17 – Preliminary Plan – the applicant is requesting a modification to process a preliminary/final plan in lieu of processing a preliminary plan and subsequently a final plan. **The Planning Commission supported the modification provided the number of conditions is minimized and resolved.**

2. SALDO 117-20.G – Concept Plan for Future Development - no plans for development of the remainder of the tract and are therefore requesting a waiver from this requirement. The discussion ensued over the access drive being suitable for future build and a necessity of a concept plan. The access drive is presently as wide as the ordinance allows; however, it could be widened to accommodate turn lanes, if necessary for future development, because property is owned by landowner. Again Mr. Magrecki stressed that no future development is being forecasted. **The Planning Commission supported the waiver for the concept plan.**

3. SALDO 117-32.B(6) – No access drive shall be within five feet of any property line. A waiver from this request is based on the proposed access drive location so that future development could utilize this as a shared access point with the adjacent parcel. Discussion continued of a shared access point requiring a right of use by adjacent property owners. **The Planning Commission supported the preliminary waiver if an easement agreement is depicted on the plans.**

4. SALDO 117-41.C – Installation of sidewalk for all non-residential uses. This business does not generate pedestrian traffic and is not located in residential properties with a density that would support a pedestrian connection. Mr. Vranich point out the necessity to envision present and future development (i.e., proposed property is near the Straban Township Recreation Park, Gateway Gettysburg presently has sidewalks and possibility of wanting connectivity between the two locations).

5. SALDO 117-60.D(1)(e) – Minimum five feet landscaped divider strip between abutting rows of parking. Mr. Magrecki offered a sketch plan depicting a shift of the building to the right along with a revised parking lot to incorporate one (1) 16 foot wide landscape strip within the parking lot. This design will result in a single island that will better support the proposed vegetation. **The Planning Commission supported the modification of the landscape divider within the parking lot as depicted on the sketch plan.**

Another issue discussed was the zoning requirement for U.S. Route 30 streetscape enhancements. This requirement needs further discussion and may necessitate a Zoning Hearing Board decision.

Lastly, Mr. Vranich spoke on Item 35. SWM 109-23.A.2.n.[3] specified in Wm. F. Hill and Associates, Inc. letter dated February 20, 2014 stating that fencing may be required around detention basins where the Township determines that circumstances warrant the fencing. This detention basin is in close proximity to the Straban Township Recreation Park. Mr. Magrecki stated that the proposed detention basin(s) will collect two feet pool of water that will drain out over a 72 hour period (per PA Department of

Environmental Protection requirement). Per Planning Commission a requirement for fencing should be heeded based on location of the basin.

**Randell A. Brougher – Final Subdivision Plan Lot 4 – Lot Addition – (west of Bridge Rd (SR 1017))
– Must act by 04/22/2014**

Ken Scott (Beyond all Boundaries) gave an overview of the proposed Final Subdivision Plan intending a lot addition (depicted as Lot 4) from what was previously depicted as Lot 1 to Lot 3 of a recently subdivided lot. He stated that all conditions in the Wm. F. Hill and Associates letter dated January 29, 2014 have been satisfied. **Ms. Hamm moved, seconded by Ms. Kimble to recommend approval of the Non-Building Waiver. Motion carried unanimously.**

The Straban Township Planning Commission recommended approval of the plan since all conditions have been met. Mr. Catts moved, seconded by Mr. Weaner. Motion carried unanimously.

Appearances:

None

Old/New Business

Hunterstown Road Intersection

Ms. Hamm provided a quick update on this project stating that one of the primary goals for the township are to fix Hunterstown Road and get it lined up with the future western terminus of Camp Letterman Drive. In a response from CSX to a letter from Walton Davis, solicitor it was indicated that due to the curvature of the railroad tracks only one option would be permitted by the railroad which is its present location at Hunterstown Road. Any consideration of a crossing near Natural Springs Road is not an option.

Renn Kirby Chevrolet – Access Drive – (Rt. 30 at 55 Expedition Trail)

Ms. Hamm led the discussion by stating that several workshops including reviewing conceptual plans have taken place with the Township. This site/property location needs to be serviced by interior roads with a single entrance and exit. Ms. Hamm referenced the 2000 Final Land Development Plans for the Adams County Economic Development Corporation (ACEDC) which stated that “No individual building lot driveways to U.S. Route 30 (S.R. 0030) from within this development shall be permitted.” PennDot’s definition of driveway and access roads are interchangeable. **Mr. Catts moved, seconded by Ms. Kimble to recommend not permitting an access drive based on the 2000 ACEDC plans originally recorded. Motion carried unanimously.**

Public Comment:

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

Ms. Sparacino provided a handout for Gettysburg Crossing TIF District Plan which identified the proposed boundaries of the redevelopment area and cost of improvements for transportation and water infrastructure. Additionally, a breakdown was presented of the funding distribution of the amount of TIF along with the responsible parties for funding the off-site improvements. The total of off-site improvements for both transportation and water are approximately \$6.8 million with costs being covered by State Grant, ATAPCO, and TIF monies. All on-site costs are the responsibility of the developer.

A calculation of projected annual increment of the Township, County and School District was offered and Ms. Sparacino stressed that any millage rate increase in the future is paid to the taxing bodies. The next order of information depicted the financing of the project with a 10 year low interest rate term with a Pennsylvania Infrastructure Bank Loan along with an amortization schedule. A breakdown of financial benefits to the taxing bodies was another point of interest. She correlated the life of the project TIF (year and goals) along with the responsible entities. Lastly, Ms. Sparacino outlined the next steps in the TIF cycle and the status of completion.

Dave Lazas (ATAPCO Properties) wanted to ensure the Township received a CD containing the Traffic Impact Study of Gettysburg Crossing without the Development phase and asked whether the Township Solicitor met with the Board of Supervisors and Planning Commission on the TIF process. The answers from the Planning Commission on both questions were a resounding “yes”. The Township did receive the subject CD and the Planning Commission met at a workshop session prior to this meeting with all “need to know” parties. The Planning Commission now needs to digest what was discussed at the workshop.

Ms. Sparacino requested that Gettysburg Crossing be on agenda item for next month’s Planning Commission meeting. The Planning Commission granted this request.

Adjournment

Mr. Zepp moved, seconded by Ms. Hamm to adjourn the meeting at 8:23 p.m. Motion carried unanimously.

NEXT MEETING: SUPERVISORS: _____ March 3, 2014
PLANNING COMMISSION: _____ March 26, 2014

Respectfully Submitted,

Tina M. McNaughton
Secretary