

STRABAN TOWNSHIP PLANNING COMMISSION

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

MEETING OF: March 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, Township Engineer Erik Vranich, and Zoning Officer Earl Baer.

Others in attendance: Bob Sharrah, Sharrah Design Group, Inc.; Aaron Jolin, C.S. Davidson, Inc.; Yianni Barakos, Central Penn Distilling Estates, L.P.; Norris Flowers, Gettysburg Convention and Visitors Center; Scott Pitzer, resident; Sandra and Lawrence Martin, resident; George Kimble, resident; and Vanessa Pellechio, Gettysburg Times.

Minutes:

Ms. Kimble moved, seconded by Mr. Weaner to approve the February 26, 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.) – Must act by 9/3/2014

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 06/24/14

No discussion.

Tractor Supply – Prel./Final Land Development Plan – (east side of Smith Rd. approx. 500 feet north of Rt. 30)

Penn Terra Engineering, Inc., in a letter dated March 25, 2014, requested an extension of time for plan review to July 17, 2014. **Mr. Catts moved, seconded by Ms. Kimble to recommend approval of the extension of time to July 17, 2014. Motion carried unanimously.**

**Adams County SPCA – Prel./Final Subdivision and Land Development Plan (11 Goldenville Road)
– Must act by 06/24/2014**

Mr. Vranich (Wm. F. Hill and Associates, Inc.) presented an overview of the Prel./Final Land Development Plan of the proposed 3,620 square foot building addition and associated porous concrete parking and driveway area. Due to the use of porous concrete stormwater management requirements are not an issue (site is exempt). Mr. Vranich and Mr. Sharrah (Sharrah Design Group, Inc.) addressed the waiver/modification requests for this project outlined in the Sharrah Design Group, Inc. Letter dated March 24, 2014. This letter offered responses and rebuttal comments to the Wm. F. Hill and Associates, Inc. letter dated March 11, 2014.

16. SALDO 117-31.A – Off street parking is not permitted to be located between a structure containing a principal use and any adjacent road right-of-way - the applicant is requesting a modification to allow this because parking between the building and road right-of-way exists presently. To relocate any or all of the existing or proposed parking would create an undue financial hardship, and unnecessary land disturbance. Additionally, given the rural location, expansion of the parking will have no detrimental impact on the general public. **Mr. Catts moved, seconded by Ms. Kimble to approve the modification. Motion carried unanimously.**

18. SALDO 117-40.A – Curbing required in parking areas of commercial developments – a waiver is requested since curbing does not allow the “disconnection” of runoff and due to the rural setting it is not necessary. Mr. Vranich recommended curb stops for the outer parking spots. **Mr. Zepp moved, seconded by Ms. Kimble to approve the waiver/modification provided the curb stops are utilized for the outer parking spots. Motion carried unanimously.**

19. SALDO 117-41.C – Installation of sidewalk is required for all non-residential uses – a waiver is requested given the location of the subject property. **Ms. Hamm moved, seconded by Mr. Catts to approve the waiver with a contingency if future development occurs in that area, this ordinance may be readdressed & reassessed for this location at Route 394 and Goldenville Road. Motion carried unanimously.**

20. SALDO 117-60.C(3)(a) – Landscaped screen between non-residential projects and abutting residential properties is required – a waiver is requested based on location of property and the prior business history at that location. **Mr. Catts moved, seconded by Mr. Zepp to approve the waiver. Motion carried unanimously.**

The Straban Township Planning Commission recommended conditional approval based on the review letter of Wm. F. Hill and Associates, Inc. dated March 11, 2014 to be satisfied as follows:

6. SALDO 117-19.B(18) – The Owner’s signature shall be added to the Final Plans prior to signature by the Supervisors.

11. SALDO 117-20.A – Clarification must be provided with respect to the impacts of the building addition and the existing on-site septic system. If flows will be increased to the existing system due to additional employees, the Sewage Enforcement Officer must be contacted and/or appropriate Sewage Facilities Planning obtained. Mr. Sharrah commented that Dean Shultz will be performing a site inspection on the existing sandmound. Additionally, the plans will include a notation that no residential apartment exists and no future use within the building is permitted without appropriate planning.

12. SALDO 117-20.B, 117-46 – Submission of an Erosion and Sedimentation Control Plan and approval by the Adams County Conservation District is required.

14. SALDO 117-26.D – A financial security estimate must be provided, approved, and bonded prior to Final Plan approval. Financial security should be provided for any and all improvements required by the Straban Township Ordinances. These items include but are not limited to:

- Stormwater management facilities (i.e., Porous Pavement)
- Curbing
- Sidewalks
- Lighting
- Landscaping
- Erosion and Sediment Control

15. SALDO 117-27.B(3) – The seal and signatures of all professionals involved with the Plan shall be added prior to signature by the Supervisors.

17. SALDO 117-32.B(3) – Sight distances for the existing driveway shall be added to the Plans.

21. SALDO 117-60.C(3)(c) – If additional landscape plantings are added to the Plan, the Landscape Architect’s seal and signature must be provided.

22. SALDO 117-60.D(2)(c) – At least one minor deciduous tree shall be planted for every twenty-foot interval within the perimeter landscaping area. Additional plants or relocated plantings should be provided along the parking area in front of the building.

28. SWM 109-25.A.23 – An E&S Plan must be provided and proof of approval of the E&S Plan by the Adams County Conservation District must be supplied to the Township.

29. SWM 109-32.A – Due to the dependence on the porous concrete parking area for the stormwater management exemption, the Stormwater Management Practices, Facilities, and Systems Maintenance and Monitoring Agreement must be signed and recorded prior to plan approval.

Appearances:

Central Penn Distilling Estates, L.P. – Sketch Plan Submission (1300 Proline Place, Lot 10)

Aaron Jolin (C.S. Davidson, Inc.) and Yianni Barakos (Central Penn Distilling Estates, L.P.) gave an overview of a sketch plan proposing construction of a Tavern with a planned use as a licensed distillery and retail area. A sketch plan review and meeting with Wm. F. Hill and Associates, Inc., Commonwealth Code Inspection Service and Straban Township personnel took place on March 10, 2014 to provide guidance to assist with interpretation of the Township Ordinances. As a result, preliminary discussions as well as comments from Wm. F. Hill and Associates, Inc. Letter dated March 19, 2014 ensued with the request for guidance from the Planning Commission. The following comments and feedback were discussed keeping in mind no official motions or decisions can be made for a sketch plan submission:

1. SALDO 117-32.B(6) – Access drives must be constructed according to the standard for minor streets. The ordinance specifies a maximum slope of 10% however slopes may exceed 10% for distances less than 100’, provided the maximum slope is 15%. The applicant is requesting feedback on a possible

modification to allow for 12% slopes for a distance of 125'. Mr. Vranich commented on no objection to the request based on existing site conditions and minimal modification requested. The Planning Commission agreed.

2. SALDO 117-40.A – Curbs shall be provided in parking areas of commercial developments. The applicant requests bumper blocks to provide additional stormwater management benefit. Mr. Vranich stated that keep in mind that because this is a sketch plan no stormwater design and grading has been provided; however he did not see any opposition if there is a benefit to potential stormwater management.

3. SALDO 117-41.C – Sidewalks are required in all non-residential developments. The applicant has shown sidewalks along Proline Place. The question becomes sidewalk requirement for adjacent roadways to the provided parking areas. The parking areas provide appropriate ADA accessible routes to the building entrance. However, connecting the two areas because of the slope is the issue. Ms. Hamm recommended, on the adjacent roadways, areas at least be lined as a pedestrian walking area for safety. Mr. Vranich recommended either two feet on each side of the roadway or 4 feet on one side be designated as pedestrian areas. The Planning Commission suggested the developer check ADA compliance standards and ensure walking accessibility and safety be addressed.

Old/New Business

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

No discussion.

Public Comment:

Mr. Pitzer (resident) – commented that he fully supports Mr. Barakos (Central Penn Distilling Estates, L.P.) as a great addition to Adams County as a prospective business owner and taxpaying resident.

Adjournment

Ms. Kimble moved, seconded by Mr. Catts to adjourn the meeting at 7:45 p.m. Motion carried unanimously.

NEXT MEETING: SUPERVISORS: April 7, 2014
PLANNING COMMISSION: April 23, 2014

Respectfully Submitted,

Tina M. McNaughton
Secretary