

The Straban Township Board of Supervisors 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 Chair Sharon Hamm presiding. Others in attendance were: Supervisors Fred Kammerer and Tony Sanders; Assistant Solicitor John S. Phillips; and Secretary Robin Crushong.

Others in attendance were: William Hill, Township Engineer; Debbie Redding-Arnold; George Mauser; Joyce Wentz; Bernie Yannetti, Esquire; Lawrence and Sandra Martin; Crissy Redding, Straban Township Tax Collector; Joe Byrne of United Hook & Ladder #33; Bob Sharrah, Sharrah Design Group representing Adams County SPCA; Eric Gladhill, C.S. Davidson representing Renn Kirby; Rich Randall; Robin Fitzpatrick, President of the Adams County Economic Development Corporation; and David Lazas, representative of ATAPCO; Vanessa Pellechio, *Gettysburg Times* and Mark Walters, *Evening Sun*.

Board Chair Hamm led everyone with the Pledge to the Flag.

- Ms. Hamm informed the residents present of the next scheduled meetings: Board of Supervisors meeting on May 5, 2014; Planning Commission meeting on April 23, 2014; Recreation Board meeting on April 21, 2014. Ms. Hamm also noted that workshops were held on March 10, 2014 with Barakos/Central Penn Distilling concerning a sketch plan; March 24, 2014 with Dave Sanders concerning the Emergency Operation Plan (EOP) that needs to be updated; and March 26, 2014 with Sheetz representatives concerning options at its location.

Public Comment:

Eric Gladhill, C.S. Davidson representing Renn Kirby – Item (6) under Old/New Business on Agenda. The access drive is on the agenda for discussion and we would request the proposed extension of a township road.

Minutes:

Mr. Kammerer moved, seconded by Mr. Sanders, to approve the March 3, 2014 meeting minutes as presented. Motion carried unanimously.

Approve Bills:

Mr. Sanders moved, seconded by Mr. Kammerer, to approve the March 13, 2014 and March 27, 2014 bills for payment. Motion carried unanimously with Ms. Hamm recusing herself from the bill paid to Commonwealth Code Inspection Service.

Reports:

Recreation Board – Debbie Redding-Arnold, Chair of the Recreation Board presented the Board with a recommendation to only complete the paving of the parking lot portion since the Recreation fund only has enough funds to do that portion and would defer the paving of the driveway until more funds became available. The last estimate received from Mark Walde, Road Master would be \$28,450 for the paving of the parking lot only. The Recreation Board may also need an additional \$500.00 to renew the NPDES permit for another five (5) years. The Recreation Board understands that the Road Crew would like to see the whole project done at one time and understands the reasoning, however, the Recreation Board does not want to be indebted to the General Fund. The \$10,000.00 loan requested from the General Fund was for the entire project and the Recreation Board would like to pull back on its original request and not have a loan at all. Mr. Mauser stated that we would shift the paving of the driveway from Phase I to Phase II. With the permit and possibly other permit fees the Recreation Board may have to borrow \$1,000.00 for these fees. Mr. Sanders suggested the general fund just give the money to the recreation fund so that the whole project could get done. Ms. Hamm stated that the Recreation Board is being conservative and she appreciates this. It costs the general fund as it is because the maintenance costs of the park cannot come out the recreation fees collected so the general fund picks up these costs. Ms. Redding-Arnold stated that the Recreation Board is going to look into implementing a fee at the park. We have data for 2012, 2013 and gathering 2014 so we should be able to justify the fee. Ms. Hamm noted that a fee must be justified before it can be charged. Ms. Redding-Arnold concluded that the Recreation Board would recommend paving the parking area only so as not to create a debt that the Recreation Board will not be able to payback. **Mr. Kammerer moved, seconded by Mr. Sanders to accept the recommendation from the Recreation Board to pave the parking area only and defer the paving of the driveway when Recreation fees become available. Motion carried unanimously.**

Solicitor – None.

Engineer – All issues are agenda items.

Fire – Joe Byrne, United Hook & Ladder gave the March 2014 report and also stated that six (6) out of the eight (8) municipalities that they service are funding them in one way or another.

Road Master – None.

Appearances:

None.

Correspondence:

Ms. Crushong announced the following:

- Received notification of an exception/variance of Monahan Northside, L.P. since the Straban Township Park is an adjacent property owner of a Zoning Hearing to be held on April 29, 2014 at 7:00 p.m. at the Township Municipal Building
- February 2014 Report from Gettysburg Fire Department
- February 2014 Report from United Hook & Ladder Company #33

- February 2014 Report from Bonneauville Fire Department
- Minutes of the Adams County COG meeting held on February 27, 2014
- Minutes of the Gettysburg Municipal Authority Board of Directors meeting held on February 17, 2014
- Minutes of the White Run Regional Municipal Authority meetings held on January 15, 2014 and February 19, 2014
- White Run Regional Municipal Authority Annual Operational Report for calendar year 2013
- Notification that a survey is posted on the Straban Township website for public feedback to help identify challenges and set priorities in connection with the regional comprehensive plan which will be known as the Central Adams Joint Comprehensive Plan.

Old/New Business:

1. Days Inn Hearing to have more than three (3) vendors – Mr. Kammerer moved, seconded by Mr. Sanders to approve the Days Inn located at 865 York Road to have more than three (3) vendors during a calendar year, consecutively or concurrently or a combination thereof. Motion carried unanimously.
2. Award of aggregate and anti-skid, and Line Painting bids opened through PennBid on March 27, 2014 as follows:

Aggregate and anti-skid - The aggregate and anti-skid received one bid from Gearhart Brothers Services, LLC located in Lancaster, PA. Mr. Sanders moved, seconded by Mr. Kammerer to not award the bid for anti-skid and stone to Gearhart Brothers Services, LLC but to purchase the township’s supply of anti-skid and stone off the Co-Stars State program. Mr. Sanders noted that this purchase can be done without going through the bidding process and the township’s liquid fuels funds can be used. Motion carried unanimously.

Line Painting - Mr. Sanders moved, seconded by Mr. Kammerer to award approximately 45,000 linear feet of single white edge line reflective; 35,000 linear feet of double yellow center line reflective; and 31,000 linear feet of single yellow center line reflective to Alpha Space Control Co., Inc.

<u>Item</u>	<u>Unit Price</u> <u>Delivered</u>	<u>Total Price</u>
45,000 LF Single White Edge Line Reflective	\$0.0460	\$2,070.00
35,000 LF Double Yellow Center Line Reflective	\$0.0920	\$3,220.00
31,000 LF Single Yellow Center Line Reflective	\$0.0460	\$1,426.00

Motion carried unanimously.

3. Bid for paving of Swift Run Rd. – Ms. Hamm indicated that the bids would be opened at this time. They will then be reviewed by the Road Superintendent and a recommendation will be made to the Board of Supervisors.

Ms. Hamm opened the envelopes and passed them along to Solicitor Phillips for reading of the bids. The bids were read as follows:

Name	Swift Run Rd. Project		-	Bond
	Description	Total	-	-
Wilson Paving 480 West Old York Rd. Carlisle, PA 17015-7503	450 tons Superpave Asphalt Mixture Design, 9.5 MM, Scratch Course	Unit Price	Total	Grand Total
		77.25	34,762.50	
	450 tons Superpave Asphalt Mixture Design, 9.5MM, Wearing Course	Unit Price	Total	
		79.25	35,662.50	
\$70,425.00				
Kinsley Construction	450 tons Superpave Asphalt Mixture Design, 9.5 MM, Scratch Course	Unit Price	Total	Grand Total
2700 Water Street P.O. Box 2886 York, PA 17405		79.80	35,910.00	
	450 tons Superpave Asphalt Mixture Design, 9.5MM, Wearing Course	Unit Price	Total	
		77.80	35,010.00	
\$70,920.00				
Valley Quarries, Inc.	450 tons Superpave Asphalt Mixture Design, 9.5 MM, Scratch Course	Unit Price	Total	Grand Total
P.O. Box 2009 Chambersburg, PA 17201-0809		79.00	35,550.00	
	450 tons Superpave Asphalt Mixture Design, 9.5MM, Wearing Course	Unit Price	Total	
		76.00	34,200.00	
\$69,750.00				
Stewart & Tate Inc.	450 tons Superpave Asphalt Mixture Design, 9.5 MM, Scratch Course	Unit Price	Total	Grand Total
950 Smile Way York, PA 17404		81.11	36,499.50	
	450 tons Superpave Asphalt Mixture Design, 9.5MM, Wearing Course	Unit Price	Total	
		75.90	34,155.00	
\$70,654.50				
C.E. Williams Sons, Inc.	450 tons Superpave Asphalt Mixture Design, 9.5 MM, Scratch Course	Unit Price	Total	Grand Total
1141 Highland Avenue Rd. Gettysburg, PA 17325		83.25	37,462.50	
	450 tons Superpave Asphalt Mixture Design, 9.5MM, Wearing Course	Unit Price	Total	
		83.25	37,462.50	
\$74,925.00				

Mr. Sanders moved, seconded by Mr. Kammerer to table the awarding of this bid for paving of Swift Run Rd. until the Road Superintendent has a chance to give a recommendation. Motion carried unanimously.

4. **Awarding bid for used truck:** Ms. Hamm opened the envelope and passed it to Solicitor Phillips for reading of the bid. The bid was read as follows: Bobby Gerhart's Truck World Inc., 1998 Ford F800 with 10' Galion Steel Dump; Central Hydraulics; 8.3 250 H.P. Cummins diesel; Allison 3560 auto transmission; Monroe full hydraulic angle plow and flink stainless spreader; 36700 GUW; 31,486 miles; strobe lights; PA inspected; single axle with lock. Truck is in excellent paint condition. Purchase Price: \$32,800.00. **Mr. Sanders moved, seconded by Mr. Kammerer to award the bid to Bobby Gerhart's Truck World Inc. for the 1998 Ford F800 Dump Truck.** Mr. Kammerer added that it would be conditioned upon Mr. Sanders inspecting the truck. Mr. Sanders also noted that the funds to pay for this truck are coming out of the township liquid fuels funds. Ms. Hamm asked what would be done with the 1994 Truck. Mr. Sanders stated that the 1994 truck would be sold. **Motion carried unanimously.**

5. **Full Release of Financial Security for Adams County Tech Prep – Ms. Hamm moved, seconded by Mr. Sanders to approve the full release in the amount of \$24,192.00 of financial security for the Adams County Tech Prep.** Motion carried unanimously.

6. **Renn Kirby Right-In/Right-Out request – Ms. Hamm indicated that the Board has done its due diligence and has received a legal opinion from its solicitor. It is up to the applicant to do its own background work. Ms. Hamm moved, seconded by Mr. Kammerer to authorize the submission of the legal opinion to Eric Gladhill, C.S. Davidson.** Motion carried unanimously.

7. **Lead Municipality in considering the establishment of a redevelopment area for the benefit of Gettysburg Crossing – Mr. Kammerer moved, seconded by Mr. Sanders to be the lead municipality in considering the establishment of a redevelopment area for the benefit of Gettysburg Crossing.** Motion carried unanimously.

8. **Lead Municipality in considering the establishment of a redevelopment area for the benefit of Discovery Gettysburg – Mr. Kammerer moved, seconded by Ms. Hamm to be the lead municipality in considering the establishment of a redevelopment area for the benefit of Discovery Gettysburg.** Motion carried unanimously.

9. **Field Change for Southern States Coop – Ms. Hamm moved, seconded by Mr. Kammerer to approve the requested field change for Southern States Coop. with the following considerations as stated in Wm. F. Hill & Assoc., Inc. Memorandum dated March 13, 2014: 1) As noted within the Field Change, if the stormwater management facility does not drain within 72 hours, it is the responsibility of the landowner to contract the services of a Professional Engineer to design an under drain or other appropriate means to dewater the facility, which must be approved by the Township.; and 2) Wm. F. Hill's office must be contacted a minimum of 48 hours prior to excavation of the proposed infiltration basin to coordinate any necessary inspections.** Motion carried unanimously.

Land Use Reviews:

Tractor Supply – Preliminary/Final Subdivision/Land Development Plan – (Smith Road adjacent to the Straban Township Recreation Park) – Plan Date December 19, 2013 **Must act by 04/17/14** – An extension letter dated March 25, 2014 was received from Penn Terra Engineering, Inc. requesting an extension to July 17, 2014. The Planning Commission recommended approval. It was noted in the extension request letter that the additional time is being requested to resolve the outstanding engineering review comments and to also process its zoning variance request through the Township Zoning Hearing Board. **Ms. Hamm moved, seconded by Mr. Sanders to approve the extension for Tractor Supply to July 17, 2014. Motion carried unanimously.**

Adams County SPCA – Preliminary/Final Subdivision and Land Development Plan (11 Goldenville Road) - **Must act by 06/24/14** – This is a plan depicting the construction of a 3,620 square foot building addition and associated porous concrete parking and driveway area. The Planning Commission recommended conditional approval based on the review letter of Wm. F. Hill and Associates, Inc. dated March 11, 2014 to be satisfied. Ms. Hamm also noted that the office received a letter from Dean Shultz dated April 2, 2014 indicating that there is a malfunction of the sewage system and the condition of plan approval should be based on the Adams County SPCA doing whatever is necessary to correct the sewage malfunction and provide a sewage system which is capable of handling the sewage produced at its facility. There was much discussion about how to handle the malfunction of the septic and still move the project forward. It was decided that the septic issue would not be a part of the financial security since a number could not be put on the malfunction. Since it has been determined by Mr. Shultz that rain water is getting into the septic tank, it was noted that the water meter needs to be installed immediately with a deadline of April 15, 2014. A note will be added to the approved plan stating that the sewage system shall be repaired or enlarged if and when waste water increases to 400 gal. per day. Mr. Hill, Mr. Vranich and Mr. Phillips will work on the wording of this condition. Mr. Sharrah would like to see the plan approved so construction could move forward but the use and occupancy permit could be held until the malfunction of the septic is corrected.

The waiver/modification requests for this project outlined in the Sharrah Design Group, Inc. Letter dated March 24, 2014 and Wm. F. Hill and Associates, Inc. letter dated March 11, 2014 were approved as follows:

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. **Ms. Hamm moved, seconded by Mr. Sanders 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. The Planning Commission recommended curb stops for the outer parking spots. **Ms. Hamm moved, seconded by Mr. Kammerer 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. Sanders 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. Ms. Hamm moved, seconded by Mr. Sanders to approve the waiver. Motion carried unanimously.

Ms. Hamm moved, seconded by Mr. Sanders to approve the plan conditioned upon the following:

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. Dean Shultz by letter dated April 2, 2014 recommended that the condition of plan approval should be based on the Adams County SPCA doing whatever is necessary to correct the sewage malfunction and provide a sewage system which is capable of handling the sewage produced at their facility. Once it is determined what is causing the malfunction, the Adams County SPCA must contact Dean Shultz to determine if a permit is required to make these corrections. A note agreed upon by the SEO, engineer and solicitor will be added to the plan. Additionally, the plans will include a notation that no residential apartment exists and no future use within the building is permitted without appropriate planning.

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

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.

Motion carried unanimously.

Public Comment:

Rich Randall – Lake Heritage resident – Questioned what it means to be a lead in the Gettysburg Crossing and Discovery Gettysburg projects. Ms. Hamm answered that either the township or the County in connection with the Tax Increment Financing (TIF) can choose to be the lead municipality in identifying a Redevelopment Area.

Skip Strayer - Questioned Straban Township’s role in the Joint Comprehensive Plan. It sounds like Straban is part of this plan when only a few months ago the Board of Supervisors voted to join in the discussions only with

Gettysburg Borough and Cumberland Township. Now there is a survey on the Straban website for residents to fill out. There is no benefit for Straban to join in a joint comprehensive plan.

Mr. Strayer also stated that there is no growth in this township because people get into office and shoot things down.

Questions from the Press:

Mr. Walters, *Evening Sun*, questioned when the Planning Commission might approve the properties for Gettysburg Crossing and Discovery Gettysburg as blighted. Ms. Hamm indicated that the time table is not known at this time.

Adjournment:

With no further business to come before the Board, Mr. Kammerer moved, seconded by Mr. Sanders to adjourn the meeting at 8:43 p.m. this date.

Respectfully submitted,

Robin K. Crushong
Secretary

The next regularly scheduled meeting for the Board of Supervisors of Straban Township will be held on May 5, 2014 at 7:00 p.m.