

STRABAN TOWNSHIP PLANNING COMMISSION

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

MEETING OF: April 23, 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 Roy Weaner, Member Sharon Hamm, and Township Engineer Erik Vranich.

Others in attendance: Bob Sharrah, Sharrah Design Group, Inc.; Bob Karen, Discovery Gettysburg; Robin Fitzpatrick, Adams County Economic Development Corporation; Sandra and Lawrence Martin, residents; Riley Redding, resident; Paul Kellett, property owner in Township; and Vanessa Pellechio, Gettysburg Times.

Minutes:

Mr. Weaner moved, seconded by Ms. Hamm to approve the March 26, 2014 minutes as presented. Motion carried unanimously.

Reorganization:

Mr. Catts moved, seconded by Mr. Weaner to appoint Mr. Zepp as Chairman, Ms. Kimble as Secretary, Mr. Catts as Vice Chairman, and Mr. Weaner, Ms. Hamm as members. 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) – Must act by 07/17/2014

No discussion. A letter dated April 23, 2014 was cited requesting that the plan for the proposed Tractor Supply Co. store be tabled for this month's Planning Commission meeting.

Wadell, Donald H. Trustee of the Caryl L. Waddell Irrevocable Trust – Prel./Final Subdivision Plan (south west of intersection of Shealer and Hunterstown 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 subdivision of a 1.937 acre residential parcel from the parent tract. The remainder of the parent tract will remain as agricultural/residential use within the R-1 zone. To date no revised plans submitted based on Wm. F. Hill & Associates, Inc. (March 14, 2014) and Adams County Office Planning and Development (April 4, 2014) letters/comments. Zoning is okay; however, a few housekeeping issues need to be addressed per both letters referenced.

The Straban Township Planning Commission recommended conditional approval based on the review letter of Wm. F. Hill and Associates, Inc. dated March 14, 2014 to be satisfied as follows:

2. SALDO 117-19.B(8) & 117-27B.(10) – The bearings and distances for the entire tract being subdivided must be added to the plans. It is noted that the entire tract was not surveyed; however a deed plotting must be provided.
3. SALDO 117-19(B)(18) – The owners' notarized signatures shall be added to the Plans.
4. SALDO 117-19.B(21), 117-27.B(19), & 117-32.A(4) – Clear sight triangles for the existing driveway must be added to the plans.
5. SALDO 117-19.B(22) & 117-27.B(21) – An access easement must be depicted for the existing gravel driveway for access to the building at the rear of the Samuel & Janis Waddell property.
6. SALDO 117-20.A-All Sewage Facilities Planning approvals must be obtained prior to Final Plan approval. A willingness to serve letter and approval of the sanitary sewer extension (including, but not limited to, utility easements, developer's agreement, bonding, etc.) must be obtained from the Gettysburg Municipal Authority.
7. SALDO 117-20.I – A willingness to serve letter and approval of the water main extension (including, but not limited to, utility easements, developer's agreement, bonding, etc.) must be obtained from the Gettysburg Municipal Authority for the proposed water service to the proposed lot.

A letter from Gettysburg Municipal Authority dated April 3, 2014 was cited which addressed both items 6 and 7 above. Mr. Sharrah offered explanations on the following review comments from the said letter:

2. We would ask you to relocate the proposed water service from the proposed main extension off North Steeple Chase to a service line tapped from an existing 8" DI water main located along the Hunterstown Road. Mr. Sharrah stated that this is something that will be done.

3. We request you provide us some additional information regarding the proposed sewer extension utilizing the current proposed sloped/grade. Would the proposed extension be able to be extended in the future to potentially provide sewer service to the Shealer Road area? We would also ask you to evaluate the possibility of extending an existing sewer main located along Hunterstown Road with a terminus currently located in front of Hunterstown road to the frontage of your proposed subdivision. Mr. Sharrah addressed that the extension to Shealer Road can be accomplished; however, the second comment is being evaluated.

9. SALDO 117-38.D-All property corners for Lot 3 shall bonded items or field verified prior to Supervisors' signatures being added to the Plans.

11. Notation should be added to the plans that states stormwater management planning for the proposed house will be required prior to issuance of a Land Use Permit.

12. This project may be subject to impact fees for transportation capital improvements. The Developer shall contact the Straban Township Engineer for additional details and consideration.

Ms. Hamm moved, seconded by Mr. Catts. Motion carried unanimously.

Appearances:

None

Old/New Business

Tax Increment Financing (TIF)-Discussion of General Procedures/Timelines

Mr. Zepp moved, seconded by Mr. Catts to have the Planning Commission take the lead and move out with the TIF process. Motion carried unanimously.

Mr. Zepp led along with Robin Fitzpatrick (Adams County Economic Development Corporation) facilitated the discussion on the next steps of the Tax Increment Financing (TIF) process for the Township. This discussion did not reference any particular project; but, focused on the direction and responsibility of the Planning Commission. The Planning Commission's role is to make a determination of a redevelopment area and consider by Resolution if the area is deemed "blighted", in accordance with the Urban Redevelopment Law. Please note that each project requesting TIF will be looked at on an individual basis. The next step is to hold a special meeting open to the public to hear a specific project developers and points of contacts on the "redevelopment area". A stenographer will be hired and the meeting will be advertised and open to the public.

Mr. Catts moved, seconded by Ms. Hamm to hold a Planning Commission special public meeting for Gettysburg Crossing project to be held before the next regularly monthly scheduled Planning Commission Meeting for May. Motion carried unanimously.

Public Comment:

Personal comments do not reflect the views and opinions of the Township Planning Commission.

Mr. Redding (resident) – commented on the TIF process (regardless of the proposed projects) on considering any farm land to be blighted. He stated both the proposed project sites of the Eckert and Martin Farms are working farms today and he could not see the land being considered blighted. Additionally, the influx of vehicles that can have wear and tear on local roads will also have a huge impact. The difficulty in large pieces of farm machinery competing with an increase in traffic is a detriment to safety. Mr. Riley is not in favor of residents’ tax dollars supporting the TIF. He wondered why the developers could not stand on their own merit without using tax payers dollars.

Mr. Kellett (property owner in Township) – commented on the proposed TIF project – Discovery Gettysburg. He stated that this project would create an annual budget deficit for the County and Township, at the current per capita spending levels over the next 20 years. Mr. Kellett stated that the number of tax parcels would double and a disparaging uneven tax rate would exist between existing and new residents. As far as financing the TIF, Discovery Gettysburg claims to be able to grow the Township’s population ten times the realistic real estate boom of the past decade (2000-2010). Lastly, it is illegal to create a TIF District that has a total value of not more than 10% of the total municipal value which given the average sale price of a Discovery Gettysburg home times 2000 homes is in full violation. Mr. Kellett requested that no further taxpayer money be expended on a clearly legally impossible proposal.

Adjournment

Ms. Zepp moved, seconded by Mr. Catts to adjourn the meeting at 7:40 p.m. Motion carried unanimously.

NEXT MEETING: SUPERVISORS: May 5, 2014
PLANNING COMMISSION: May 28, 2014

Respectfully Submitted,

Tina M. McNaughton
Secretary