

# ***STRABAN TOWNSHIP PLANNING COMMISSION***

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

## **MEETING OF: May 28, 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, Township Solicitor John S. Phillips, Traffic Engineer Jodie Evans, Township Engineer Erik Vranich, and Zoning Officer Earl Baer.

Others in attendance: Mark Magrecki, Penn Terra Engineering, Wendy Fulton, The Keith Corporation; Teresa Sparacino, Delta Development Group; Dave Lazas, ATAPCO Properties; Robin Fitzpatrick, Adams County Economic Development Corporation; Jonathan Cox, Rhoads and Sinon LLP; Marcie Kammerer, resident; Sandra and Lawrence Martin, residents; Skip Strayer, resident; Scott Pitzer, resident; Carrie Stuart, resident; Vanessa Pellechio, Gettysburg Times; and Mark Walters, The Evening Sun.

### **Minutes:**

**Mr. Catts moved, seconded by Ms. Hamm to approve the April 23, 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**

Recommend to deny the plan on no activity presented to the Planning Commission. **Mr. Catts moved, seconded by Ms. Hamm. Motion carried unanimously.**

**Gettysburg Station – Final Land Development Plan (York Rd. – south side Rt. 30 – btwn Peebles and Giant Shopping Centers)**

RGS Associates, in a letter dated May 28, 2014, requested an extension of time for plan review to September 24, 2014. **Mr. Weaner moved, seconded by Mr. Catts to recommend approval of the extension of time to September 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 07/17/2014**

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 with 102 parking spaces on a 4.93 acre property located along Smith Road and adjacent to the Straban Township Recreation Park. He noted the common shared access drive on the plans along with recent plan modifications that now depicted widening Smith Road from Route 30 to the entrance of the access road. Mr. Magrecki also met with the Adams County Conservation District regarding stormwater management modifications.

Mr. Vranich (Wm. F. Hill and Associates, Inc.) led the discussion on the waiver/modification requests for this project outlined in the Wm. F. Hill and Associates, Inc. Letter dated May 27, 2014.

The following waiver/modification requests were discussed and supported by the Planning Commission at the February 26, 2014 monthly meeting.

4. 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.**

6. 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 is going to be widened. Mr. Magrecki stressed that no future development is being forecasted. **The Planning Commission supported the waiver for the concept plan.**

12. 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.**

15. SALDO 117/40.A – Curbing shall be provided in parking areas of commercial developments. The applicant has requested to allow for wheel stops to be used in the area of the 20 northern-most parking spaces. This issue was briefly discussed but not noted as a waiver/modification in the last Planning Commission meeting. **The Planning Commission has no objections to allowing for the proposed solution in the designated area.**

18. 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.**

The remainders of the items listed below were discussed and noted with suggested recommendation(s)/action(s) of the Planning Commission.

14. SALDO 117-39.D(2) – All properties and/or developers submitting a land development or redevelopment plan along Route 30 shall be responsible for installing all US Route 30 streetscape enhancements. A zoning application requesting a variance from the above streetscape requirements was held on April 29, 2014 along with a Decisional meeting held May 28, 2014. The Decisional meeting issued a temporary variance permitting the applicant to develop subject tract and to defer the installation of streetscape improvements.

16. SALDO 117-41.C – Installation of sidewalk for all non-residential uses. This business does not generate pedestrian traffic and is not located near residential properties with a density that would support a pedestrian connection. Mr. Zepp stated that he would not encourage people to walk along Route 30 to the designated location. Mr. Baer (Commonwealth Code Inspection Service) mentioned that he received a request for a Special Event that will be held at the Straban Township Recreation Park and participants will park and walk from the Wyndham Gettysburg. Mr. Zepp and Mr. Catts recommended deferring this requirement around the Tractor Supply property and revisiting this issue in five years. In the interim, Mr. Vranich recommended to do grading and future planning to be able to drop in a sidewalk from Route 30 to the access drive.

24. SWM 109.18.A – This section establishes the requirements for Peak Rate Runoff Control. The current design exceeds the pre-development runoff rates for the one year storm event. Mr. Magrecki pointed out that this was due to the widening of Smith Road. Mr. Vranich stated that he would not be opposed to granting this modification because the small increase in runoff of cubic feet per second (cfs) is less than .025. **The Planning Commission supported this modification due to the small increase in runoff.**

**Appearances:**

None

**Old/New Business:**

**Tax Increment Financing (TIF)–Gettysburg Crossing – Proposed Redevelopment Area**

Ms. Evans (McMahon & Associates) discussed the results of a 2011 Traffic Impact Study (TIS) on the existing conditions of the designated redevelopment area that encompassed Route 30 and the Wal-Mart/Peebles driveway/intersection to Gateway Boulevard and Smith Road. Additionally, Camp Letterman Drive/Shealer Road from the intersection of Route 30 to the intersection of Shealer Road/Hunterstown Road was part of the study. Ms. Evans pointed out the existing Level of Service (LOS) and where deficiencies exist along with queues that exceed the existing storage lane length or extend beyond the adjacent intersection.

Ms. Evans pointed out the biggest LOS concern was southbound Shealer Road approaching Hunterstown Road and delays on the side streets approaching Walmart and Peebles shopping centers. The biggest queue concern was Route 30 eastbound and its approach to Shealer Road that affects (extends to) the Walmart and Peebles intersection.

Ms. Sparacino (Delta Development Group) presented a sample Resolution to certify a specific area in Straban Township as blighted which may then be made the subject of a redevelopment proposal. The blighted area identified is:

- U.S. Route 30 from the intersections of U.S. Route 30/Wal-Mart Driveway/Peebles Driveway to the intersections of U.S. Route 30/Smith Road/Gateway Boulevard
- Shealer road from the intersection of U.S. Route 30/Shealer Road/Camp Letterman Drive to the intersections of Shealer Road/Hunterstown Road
- Area bounded by U.S. Route 15, U.S. Route 30, Shealer Road and the CSX rail line; this area includes tax parcel numbers 38G12-0047-000 and 38G12-0047A-000

**Mr. Weaner moved, seconded by Mr. Zepp to discuss the content of the sample Resolution.** Mr. Zepp read the proposed Resolution to the Planning Commission and its audience in attendance. A few typographical errors were noted. Ms. Hamm asked Mr. Phillips (Phillips & Phillips) to define existing conditions. Mr. Phillips stated that the area that the Planning Commission may find to be blighted using present day conditions which is brought down to what is defined as blight under the six conditions of the Urban Redevelopment Law. In this case, faulty street and lot layout is the blighted condition cited which is not specifically defined for interpretation.

**Mr. Weaner moved to go forward with the draft Resolution with Mr. Zepp, Mr. Catts and Ms. Hamm opposed.** Mr. Zepp would like to see the complete 2011 TIS report and a five member Planning Commission panel to come to a decision on the proposed redevelopment area. This would involve bringing the absent Planning Commission member up to speed with the transcript from the TIF Special Meeting – May 22, 2014 and the minutes from this Planning Commission meeting (May 28, 2014). Ms. Sparacino suggested up-to-date TIS may be possible to bring new evidence lending creditability to the existing conditions of the proposed said redevelopment area. If a new TIS is going to be done, Ms. Evans will need to know the dates of the study. Additionally, if new evidence is going to be presented to the Township, the meeting will be publicized, open to the public and a stenographer would be present.

No action decided on the proposed TIF redevelopment area. This will be a topic on the next Planning Commission meeting and see which direction to take based on possible new evidence (TIS) being presented.

**Public Comment:**

**Adjournment**

**Mr. Zepp moved, seconded by Mr. Catts to adjourn the meeting at 8:10 p.m. Motion carried unanimously.**

**NEXT MEETING:** SUPERVISORS: June 2, 2014  
PLANNING COMMISSION: June 25, 2014

Respectfully Submitted,

Tina M. McNaughton  
Secretary