

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; Secretary Robin Crushong; Solicitor Walton V. Davis; and William F. Hill, Township Engineer.

Others in attendance were: Lawrence and Sandra Martin; Bob Sharrah, Sharrah Design Group representing Mark Gettysburg; Chris Livelsberger, Freedom Valley Worship Center; Joyce Wentz; Rich Randall; and Vanessa Pellechio, *Gettysburg Times*.

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 August 4, 2014; Planning Commission meeting on July 23, 2014 will most likely be cancelled because of a lack of a quorum; Recreation Board meeting on July 21, 2014 will be cancelled for lack of agenda items.

Public Comment:

None.

Minutes:

Mr. Sanders moved, seconded by Mr. Kammerer, to approve the June 2, 2014 meeting minutes as presented. Motion carried unanimously.

Approve Bills:

Mr. Kammerer moved, seconded by Mr. Sanders, to approve the June 12, 2014 and June 26, 2014 bills for payment. Motion carried unanimously with Ms. Hamm recusing herself from the bills paid to Commonwealth Code Inspection Service.

Reports:

Recreation Board – None.

Solicitor – Received correspondence from Commonwealth Court of Pennsylvania dated July 3, 2014 indicating that Hanoverian Trust et al (Becker) brief is due to be filed/served by August 12, 2014 and the township's brief is to be filed within thirty (30) days after Becker's brief is served on the township.

Engineer – None.

Fire – None.

Road Master – None.

Appearances: None.

Correspondence:

Ms. Crushong announced the following:

- May 2014 Report from Bonneauville Fire Department
- May 2014 Report from Gettysburg Fire Department
- May 2014 Report from United Hook & Ladder #33
- Minutes of the Adams County COG meeting held on May 22, 2014
- Minutes of the Gettysburg Municipal Authority Board of Directors meeting held on May 19, 2014
- Minutes of the White Run Regional Municipal Authority meeting held on May 21, 2014

Old/New Business:

1. **1760 Shriver's Corner Rd., Lot 163** – Mr. Davis explained to the Board that the Adams County Tax Claim Bureau is actively working on the Repository for Unsold Property list. This is a list created from properties exposed to a Judicial Sale where no bid has been received and which remain unsold. The Tax Claim Bureau accepts offers to purchase a Repository property for a period of sixty (60) days after the conclusion of the Judicial Sale. After the sixty (60) days the high offers are posted on the County website and mailed to each potential purchaser. On the final offer date the Tax Claim Bureau examines the offers and chooses the successful offer. The Tax Bureau will then contact the County Commissioners and the respective municipality and school district seeking written acceptance of the offer. The sale price becomes the Fair Market Value for tax assessment purposes. There would be no payback on back taxes owed. There was discussion between the Board members as to exactly what property this was. It is in the mobile home park on Shriver's Corner Rd. and listed as Lot 163, however, when you pull it up on the tax map the entire mobile home park comes up. The Board would like more information as to where this property is located and if it is just the property or property and improvements. **Ms. Hamm moved, seconded by Mr. Sanders to delay this vote until next month after more information about the property is collected and the Board understands exactly what is included in this purchase. Motion carried unanimously.**

2. **Hillandale Gettysburg, LP Holding Tank Permit Agreement for 475 Pine Tree** - Mr. Sanders moved, seconded by Mr. Kammerer to approve the Holding Tank Permit Agreement for the property located at 475 Pine Tree Road and owned by Hillandale Gettysburg, LP. **Motion carried unanimously.**

3. **Zoning Hearing Board Compensation:** It had come to the Board's attention that in the September 26, 1994 Minutes of the Board of Supervisors the compensation set for the Zoning Hearing Board was set at \$60.00 per member per meeting not to exceed \$1,500.00 per year. It then stated this compensation will be per applicant, for example one applicant would have more than one meeting the Zoning Hearing Board member would only be paid for one (1) meeting. This is not the way the Zoning Hearing Board members are being paid at this time. **Ms. Hamm moved, seconded by Mr. Sanders to compensate the Zoning Hearing Board members for each advertised meeting attended not to exceed \$1,500.00 per year. Motion carried unanimously.**

4. **Freedom Valley Worship Center landscaping modification** – By letter from Wm. F. Hill & Assoc., Inc. dated June 24, 2014, the modification requested was recommended for approval. Mr. Hill indicated that the requested modifications relate to the final as-built location of the site lighting and adjust the type and location of the landscaping trees to facilitate lighting of the parking area. The number of planting units on site is not decreased, and there is no impact to the overall scope of the project. Mr. Hill did mention that there were discussions about an additional modification of the landscaping plan to substitute major/minor trees for the proposed groundcover that is depicted within the landscaping islands. It was discussed that if there are going to be more field changes that it

may be best to get all the changes on one plan and get it approved at that time. **Ms. Hamm moved, seconded by Mr. Kammerer to table this matter until further modifications come before the Board of Supervisors. The plans must include revision dates. Motion carried unanimously.**

5. Recreation Park NPDES Permit Notice of Termination – The Recreation Board recommended terminating the NPDES Permit for Phase 1A and 1B with the understanding that the grading work at the soccer field was something that the Board did not see getting done in the near future if at all. The NPDES Permit only covers Phase I which was the piping (Phase 1A) and the soccer field grading (Phase 1B). The Phase 1A (piping) was the only work done. Mr. Sanders and Mr. Kammerer thought this NPDES Permit was for the entire park plan. **Ms. Hamm moved, seconded by Mr. Sanders to check with Erik Vranich and if the NPDES Permit only covers the grading at the soccer field then authorize the engineer to terminate the permit; however, if the NPDES Permit covers the entire plan of the park and more work done at the park would be covered under this NPDES Permit then authorize the engineer to renew the permit. Motion carried unanimously.**

Discussion with Erik Vranich on Tuesday, July 8, 2014: The NPDES Permit covers Phase 1A and 1B only. The permit showed the boundary of the entire park but the permit was only on the piping and the grading at the soccer field. The NPDES Permit Notice of Termination was signed by Sharon Hamm and submitted to the Adams County Conservation District.

Land Use Reviews:

Mark Gettysburg – Preliminary Subdivision Plan – (south side of York Rd. just East of Rock Creek) Plan Date August 13, 2012 – **Must act by 07/10/14.** Ms. Hamm stated that last month the Board of Supervisors approved a month extension until tonight. A letter was sent out to Mr. Sharrah of Sharrah Design Group indicating that a representative was to be present at the Planning Commission meeting on June 25th and the Board of Supervisors meeting on July 7th. No representative was at the Planning Commission meeting and therefore the Planning Commission denied the plan based on no activity presented. Mr. Sharrah was present and indicated that he misunderstood the letter indicating that he was to be at the Planning Commission meeting. He stated that he has no other information from what he had stated in his request for extension letter dated May 29, 2014 indicating that there is litigation between a potential lot purchaser and the developer. The developer would like to preserve the work that has already been done and is trying to keep the project active. Ms. Hamm indicated that nothing has happened with this plan since 2012 so there is nothing active about this plan. **Ms. Hamm moved, seconded by Mr. Kammerer to authorize the solicitor to prepare a letter of denial for the Mark Gettysburg Preliminary Subdivision Plan for the reasons stated in the letter from Wm. F. Hill & Assoc., Inc. dated September 18, 2012; a memo from the Adams County Office of Planning and Development dated September 21, 2012; and a letter from McMahon Associates, Inc. dated September 25, 2012 and the inactivity towards meeting these conditions. Motion carried unanimously.**

Tractor Supply – Preliminary/Final Subdivision & Land Development Plan – (Smith Rd. adjacent to the Straban Township Recreation Park) Plan Date December 19, 2013 **Must act by 07/17/14.** Ms. Hamm indicated that a request for extension was received requesting an extension to October 15, 2014, however, the Planning Commission recommended approving the extension to November 5, 2014 which is after the November monthly Board of Supervisors meeting in order to allow applicant time to clean-up the outstanding items/conditions. **Ms. Hamm moved, seconded by Mr. Sanders to approve the extension of time to November 5, 2014. Motion carried unanimously.**

Public Comment:

Rich Randall – He questioned why Item #4 was not approved tonight. Ms. Hamm stated that the Board would like to see this done in a unified manner. Since there was discussion about another request, the Board would like to see this all at one time instead of approving a change here and then a change later on. If the applicant can get a plan to the township engineer at least 10 days prior to the Board of Supervisors meeting next month, then it can be discussed again at that time.

Bob Sharrah, Sharrah Design – The Adams County SPCA plans are ready for signature. Erik Vranich reviewed the updated plans and has given his approval for the plans to be signed. There is still much to be corrected with the septic system. It was noted that the Certificate of Occupancy will **NOT** be issued until such time as the septic system is able to handle the needs of the facility.

Questions from the Press:

Vanessa Pellechio, *Gettysburg Times* – On the Mark Gettysburg plan the solicitor is going to prepare a letter of denial based on (2) condition letters. Can they appeal? Mr. Davis answered they may have the right to appeal.

Adjournment:

With no further business to come before the Board, Mr. Sanders moved, seconded by Mr. Kammerer to adjourn the meeting at 7:40 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 August 4, 2014 at 7:00 p.m.