

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 Erik Vranich, Township Engineer.

Others in attendance were: Lawrence and Sandra Martin; Robert Sharrah, Sharrah Design Group; Burt Maki; Crissy Redding, Township Tax Collector; Debbie Redding-Arnold; and Abbey Zelko, *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 October 6, 2014; Planning Commission meeting on September 24, 2014; and Recreation Board meeting on September 15, 2014. There were two (2) workshops held on August 25, 2014 concerning Gettysburg Station and August 27, 2014 concerning Twin Oaks.

Public Comment:

None.

Minutes:

Ms. Hamm moved, seconded by Mr. Kammerer, to approve the August 4, 2014 meeting minutes as presented. Motion carried unanimously.

Approve Bills:

Mr. Sanders moved, seconded by Mr. Kammerer, to approve the August 14, 2014 and August 28, 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 – None.

Engineer – None.

Fire – None.

Road Master – None.

SEO – The office received a correspondence from Dean Shultz on the Adams County SPCA sewage system. Ms. Crushong read as follows: “No place on their property will pass for a sand mound or alternate system. They contacted the adjoining property owner and we did soil testing on the

adjoining property. The tests passed for a sand mound. They are now negotiating with the owner to buy a portion of his property to place a sand mound on to handle the increase in flows. The old mound is not presently discharging to the surface because the weather is hot and dry, but there is effluent in the stone bed that does not drain away properly. They are trying to find a solution to handle the increase in flow."

Appearances: None.

Correspondence:

Ms. Crushong announced the following:

- July 2014 Report from Bonneauville Fire Department
- July 2014 Report from Gettysburg Fire Department
- July 2014 Report from United Hook & Ladder #33
- Minutes of the Adams County COG meeting held on July 24, 2014
- Minutes of the Gettysburg Municipal Authority Board of Directors meeting held on July 21, 2014
- Minutes of the White Run Regional Municipal Authority meeting held on July 16, 2014.
The Board discussed Drummer Boy Campground regarding the missing Monday sample test results that are required by the existing agreement with the Authority.

Old/New Business:

1. **ASA #3 Seven Year Review – Mr. Kammerer moved, seconded by Mr. Sanders to authorize the advertisement, posting and sending of letters to landowners owning land currently designated as ASA#3 for a public hearing on October 6, 2014 at 6:45 p.m. prior to the next Board of Supervisors meeting. Motion carried unanimously.**
2. **Resolution No. 2014-03 - Mr. Sanders moved, seconded by Mr. Kammerer to adopt Resolution No. 2014-03 approving the Amended and Restated Declaration of Trust concerning the Municipalities Pension Trust. Motion carried unanimously.**
3. **Freedom Valley Worship Center:** Mr. Vranich stated that his office performed a field inspection on August 22, 2014 for the purpose of verifying that the bonded items for the project were built according to the approved Land Development Plans. The remaining items are the final grading, seeding and landscaping. The recommendation from William Hill's office is a reduction in the amount of \$286,964.27. The current bond reduction total (\$286,964.27) adjusts the originally required financial security for this project from \$317,695.52 to **\$30,731.25. Ms. Hamm moved, seconded by Mr. Kammerer to approve the bond reduction in the amount of \$286,964.27 with the remaining financial security of \$30,731.25 to be held until the completion of the revised landscaping and acceptance of site stabilization by the Adams County Conservation District. Motion carried unanimously.**
4. **Position Statement on Traffic Signals on Route 30 – Ms. Hamm stated that the Planning Commission recommended approval of this statement at its meeting last week. Ms. Hamm read the "Position Statement on Traffic Signals on Route 30" as follows:**

Straban Township desires to not take any actions that would deteriorate traffic operations, and desires to improve them if possible, on Route 30 between U.S. Route 15 on the east, and the border with the Borough of Gettysburg on the west. In order to achieve those desires, the Township (with the concurrence of the Adams County Office of Planning and Development and the Pennsylvania Department of Transportation) is striving to develop a road parallel to and south of Route 30 known as Camp Letterman Drive. Camp Letterman Drive is constructed in part, and is shown on various maps and plans for its remaining portions.

In order to encourage the development of Camp Letterman Drive by property owners and developers seeking to improve properties to the south of the subject section of Route 30, and to discourage access from Route 30 in lieu of Camp Letterman Drive, the Township takes the position that it will not approve, and will not apply for, any new traffic signals in that section of Route 30.

Excepted from the above position is a traffic signal in the area of the intersection of Route 30 and Hunterstown Road. The prior position of the Township (approved on July 1, 2013) on a signal at that area is now restated to be as follows:

Straban Township will consider an approval of, and an application for, a traffic signal at the intersection of Hunterstown Road and Route 30 if and when property owners and/or developers can present an agreement and acceptable plan of construction that will result in a realignment of Hunterstown Road so that it meets Route 30 at a ninety degree (90°) angle, and where such realignment is directly across from a road access on the south of Route 30 that will connect with the proposed location of Camp Letterman Drive.

Mr. Kammerer moved, seconded by Mr. Sanders to adopt the Position Statement on Traffic Signals on Route 30 as read by Ms. Hamm and as stated above. Motion carried unanimously. This Statement will be forwarded to each of the known developers on Route 30, at the time of this adoption.

5. **Drummer Boy Campground** – Mr. Vranich stated that a final site inspection on the required stormwater improvements was performed on August 6, 2014 and it was determined that all required site improvements were properly constructed. A letter from the Township Zoning Officer, R. Clem Malot, dated August 27, 2014, confirms that all referenced Zoning and Building Code issues have been satisfactorily addressed and that his office is seeking no further enforcement actions against the facility. The original Preliminary/Final Land Development Plan, most recently revised in 2008 but never recorded, has been updated to reflect the as-built information provided by Sharrah Design Group, Inc. for the stormwater management facilities. This plan has been reviewed by Wm. F. Hill's Office and determined to be acceptable. **Mr. Sanders moved, seconded by Mr. Kammerer to re-affirm its prior approval of the Preliminary/Final Land Development Plan for Drummer Boy Campground Resort for recording with no requirement for financial security since all improvements have been installed. Motion carried unanimously.** Mr. Sharrah of Sharrah Design Group, requested that a letter from the township be sent to the owner indicating that any claim of financial security is released. **Ms. Hamm moved, seconded by Mr. Sanders to direct the office staff to send a letter to the owner of Drummer Boy Campground indicating that any claim for financial security on this plan that was just approved is released. Motion carried unanimously.**

Land Use Reviews:

Hampton Inn – Preliminary/Final Subdivision/Land Development Plan – (Rt. 30/Shealer Rd.) – **Must act by 09/03/14.** An extension request from KPI Technology dated August 18, 2014 was received requesting an extension to March 3, 2015. The Planning Commission recommended the extension to March 5, 2015, which is a few days after the Board of Supervisors meeting. **Ms. Hamm moved, seconded by Mr. Sanders to approve the extension to March 5, 2015. Motion carried unanimously.**

Donald H. Waddell, Trustee of the Caryl L. Waddell Irrevocable Trust Property – Preliminary/Final Subdivision Plan (intersection of Shealer Road and Hunterstown Road) – **Must act by 09/10/14.** An extension request from Sharrah Design Group, Inc. dated September 2, 2014 was received requesting an extension to October 10, 2014. **Mr. Kammerer moved, seconded by Ms. Hamm to approve the extension to October 10, 2014. Motion carried unanimously.**

Gettysburg Station – Final Land Development Plan (York Rd. – south side Rt. 30 – between Peebles and Giant Shopping Centers) – **Must act by 09/24/14.** An extension request from RGS Associates dated August 19, 2014 was received requesting an extension to December 24, 2014. The Planning Commission recommended the extension to January 8, 2015, which is a few days after the Board of Supervisors meeting in January 2015. After some discussion with Solicitor Davis, it was determined that the Boards should not change the requested extension dates at the time of vote but rather that the office staff should make it a policy to check that the requested extension date is a few days after the Board of Supervisors meeting. **Ms. Hamm moved, seconded by Mr. Kammerer to approve the requested extension to December 24, 2014, however, upon agreement from developer/engineer the extension date could be January 8, 2015. Motion carried unanimously.** It was noted that the letter to the developer/engineer should indicate to them that with the December 24, 2014 extension date the Board of Supervisors will be voting on this plan at its December 1, 2014 regularly scheduled meeting.

Board of Supervisors Straban Twp. – Preliminary/Final Land Development Plan (1745 Granite Station Road) – **Must act by October 17, 2014.** This is a plan depicting the construction of an Accessory Building located at the current Straban Township Municipal Complex property. As part of this project, an accessory building and associated driveway/maneuvering area are proposed. Also included in this project will be the construction of a storm sewer system and an infiltration basin to manage any increased runoff from the additional proposed impervious area. The Planning Commission recommended approval conditioned upon additional landscaping of seven (7) planting units; required signatures on plan; and the Stormwater Management Agreement signed and recorded. Mr. Vranich stated that all of the conditions have been met. He discussed the placement of the seven (7) Red Maple and/or Red Oaks trees with the road crew and they will be placed out front of the existing garage; the required signatures are on the plan; and in discussions with Solicitor Davis, the township does not need to do an agreement between itself for the stormwater management.

The owner is requesting a waiver for relief from SALDO 117-41.C, which requires sidewalk for all non-residential developments. Due to the location of the Straban Township Offices and lack of sidewalk anywhere along Granite Station Road, the Planning Commission recommended approval. **Ms. Hamm moved, seconded by Mr. Kammerer to grant the waiver request for relief from**

SALDO 117-41.C., which requires sidewalk for all non-residential developments. There was discussion that there should be language in the motion that if sidewalks are warranted in the future, then the owner of the property would consider following through with putting sidewalks in. Ms. Hamm revised her motion as follows: **Ms. Hamm moved, seconded by Mr. Kammerer to grant the waiver request for relief from SALDO 117-41.C., which requires sidewalk for all non-residential developments, with a contingency if sidewalk is warranted in the future, then the owner would consider following through with putting sidewalks in. Motion carried unanimously.**

Mr. Kammerer moved, seconded by Mr. Sanders to approve the plan. Motion carried unanimously.

Public Comment:

None.

Questions from the Press:

Abbey Zelko, *Gettysburg Times* - requested clarification on the numbers for Freedom Valley Worship Center financial security reduction.

Adjournment:

With no further business to come before the Board, Mr. Sanders moved, seconded by Mr. Kammerer to adjourn the meeting at 7:33 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 October 6, 2014 at 7:00 p.m.