

**OCTOBER 6, 2014 SUPERVISORS' HEARING:**

The Straban Township Board of Supervisors met this date, as publicly advertised, at 6:45 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 Tony Sanders and Fred Kammerer; and Office Manager Robin Crushong.

Others in attendance were: None

**Seven-Year Review of the Straban Township Agricultural Security Area:**

The 30-day period has expired for the landowners in the Straban Township Agricultural Security Area (ASA) to notify the Township of its desires. Any modifications, additions, deletions were sent to the Straban Township and Adams County Planning Commission and the Straban Township Agricultural Security Area Advisory Committee for comments. These committees had forty-five (45) days to get its comments and recommendations back to the governing body.

The Straban Township Planning Commission reviewed and recommended approval at its meeting held on August 27, 2014.

The Adams County Office of Planning and Development by letter dated August 25, 2014 recommended approval.

The Straban Township Agricultural Security Area Advisory Committee reviewed and recommended approval at its meeting held on September 18, 2014.

The Straban Township Board of Supervisors set the Hearing date on September 2, 2014 at its regularly scheduled meeting.

There were no public comments.

Mr. Kammerer moved, seconded by Mr. Sanders to adjourn the hearing at 6:47 p.m. this date.

Respectfully submitted,

Robin K. Crushong  
Secretary

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; John Murphy; Crissy Redding, Township Tax Collector; Joyce Wentz; Joey Byrne and Amy Lebo, United Hook & Ladder; Skip Strayer; Robert Spangler; John Snyder and David Getz, representatives for David Remmel project known as Gettysburg Station; 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 November 3, 2014; Planning Commission meeting on October 22, 2014; and Recreation Board meeting on October 20, 2014. There were no other meetings.

**Public Comment:**

None.

**Minutes:**

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

**Approve Bills:**

Mr. Sanders moved, seconded by Mr. Kammerer, to approve the September 11, 2014 and September 25, 2014 bills for payment. Motion carried unanimously with Ms. Hamm recusing herself from the bills paid to Commonwealth Code Inspection Service.

**Reports:**

**Recreation Board** – Ms. Wentz noted that the Recreation upper parking area has been paved.

**Solicitor** – None.

**Engineer** – None.

**Fire** – None.

**Road Master** – None.

**SEO** – None.

**Appearance:** John Murphy, 1662 Hunterstown-Hampton Road – Mr. Murphy stressed continuously that he does appreciate the service that these men and women provide to the residents by being volunteer fire fighters. His concern is for the increase in taxation to the residents. The residents cannot afford to keep paying increased taxes. We have it in the school taxes, we have it in the County taxes. The 2013 expenditures to fire companies totaled \$44,900.00. The Board of Supervisors enacted a Fire Tax to take place in 2014. The 2014 Fire Tax is to bring in \$157,641.00. In 2013 United Hook & Ladder received \$8,900.00. In 2014 United Hook & Ladder is to receive \$18,854.00. This increased tax was the result of a study done. What did you get for it? We are still receiving solicitation for ambulance service. When does it stop? Ms. Hamm answered Mr. Murphy's question of "what did we get for it" by stating that the township will have Volunteer Fire Companies for a longer period of time instead of paid Fire Companies and volunteers can spend more time in training instead of doing fundraisers. Mr. Murphy stated that this was a tremendous increase and the residents are still receiving solicitation as was handed out prior to the tax being enacted. Joey Byrne, United Hook & Ladder, was present and stated that the fire related items are separate from the ambulance. The ambulance is a stand-alone item. With membership into the ambulance subscription drive the service can be billed to the resident's insurance and we would not need to bill the service directly to the resident. Ms. Hamm stated that the Board of Supervisors are supporting the fire tax that was enacted. Mr. Davis wanted to clear up that the Straban Township Resolution states that the tax is for fire, ambulance and EMS rescue services.

**Correspondence:**

Ms. Crushong announced the following:

- August 2014 Report from Bonneauville Fire Department
- August 2014 Report from United Hook & Ladder #33
- Form 990 for 2013 from United Hook & Ladder Company #33
- Minutes of the Adams County COG meeting held on August 24, 2014
- Minutes of the Gettysburg Municipal Authority Board of Directors meeting held on August 18, 2014
- Minutes of the White Run Regional Municipal Authority meeting held on August 20, 2014

**Old/New Business:**

1. **Minimum Municipal Obligation for 2015 – Mr. Kammerer moved, seconded by Mr. Sanders to provide for the full amount of the minimum obligation of the municipality in the 2015 budget for the township's non-uniform pension plan. Motion carried unanimously.**
2. **2015 Budget Workshop - Ms. Hamm moved, seconded by Mr. Kammerer to advertise and set the 2015 Budget Workshop for Monday, October 20, 2014 at 5:00 p.m. Motion carried unanimously.**
3. **Gettysburg Municipal Authority (GMA): Mr. Kammerer moved, seconded by Mr. Sanders to send a letter to the GMA Board requesting representation on the GMA Board. Motion carried unanimously.**
4. **Delta Dental Business Associate Agreement – Ms. Hamm moved, seconded by Mr. Sanders to approve the Business Associate Agreement with Delta Dental in accordance**

**with Federal laws and regulations regarding the use and protection of Protected Health Information to be signed by the Chair of this Board. Motion carried unanimously.**

**5. Resolution No. 2014-04 – ASA Seven-Year Review – Mr. Kammerer moved, seconded by Mr. Sanders to adopt and authorize Resolution No. 2014-04, concerning the Seven Year Review of the Straban Township Agricultural Security Area, to be recorded in the Adams County Court House. Motion carried unanimously.**

**6. Zoning Ordinance Revision to Article VIII. Sign Regulations and Article II. Definitions – Ms. Hamm moved, seconded by Mr. Sanders to forward the proposed amendments to the County Planning Commission and the Straban Township Planning Commission for review and comment.** Ms. Hamm stated that the Planning Commissions will review and give comment and then a public hearing will be set for public input and then it could be adopted. **Motion carried unanimously.**

**7. Zoning Ordinance Revision to Section 140-31 Unenclosed Storage – Mr. Kammerer moved, seconded by Ms. Hamm to forward the proposed amendment to the County Planning Commission and the Straban Township Planning Commission for review and comment. Motion carried unanimously.**

**8. Planks Field Request for Relief from Shoulder Construction –** Mr. Hill stated that a letter dated September 25, 2014 was received from Sharrah Design Group, Inc. requesting relief from three requirements of the originally approved and recorded Land Development Plan. Mr. Hill's office prepared a Memorandum to the township dated September 29, 2014 setting forth its recommendations.

Request #1 – "Relief from the installation of the bituminous surface treatment of the shoulders on the newly constructed streets". This deals with the private streets only, which excludes Keller Road. The recommendation of Wm. F. Hill & Assoc. noted that the roadways within this request are privately owned and maintained, if the Homeowners Association is aware of the modification and accepts the potential for additional maintenance, its office would not object to the requested relief.

Request #2 – "Relief from the installation of the bituminous surface treatment of the Keller Road shoulders". Due to Keller Road being a Township owned and maintained roadway and that additional development along Keller Road was previously discussed, it would not recommend allowing relief from this requirement.

Request #3 – "Permission to install the wearing course on Keller Road at this time". It is recommended, as previously discussed with the developer, that the wearing course along Keller Road not be installed until the swale grading and rough grading adjacent to Keller Road is completed.

Mr. Davis stated that if the Board of Supervisors approve these requests, a requirement of revised pages should be prepared for review by the township and then recorded. Also, the point that Mr. Hill pointed out that the Homeowner's Association should be made aware that something is changing from the original plan is a good idea.

**Mr. Sanders moved, seconded by Mr. Kammerer to deny all three (3) requests for Planks Field as outlined in the letter dated September 25, 2014 from Sharrah Design Group, Inc. Motion carried unanimously.**

9. **Municipal Accessory Building Proposal** – Numerous proposals were received for design, drawings and bidding process for the new municipal accessory building to be built in 2015. **Mr. Sanders moved, seconded by Ms. Hamm to accept the proposal from Shaffer Design Associates, P.C. and approve the Chair to sign the proposal. Motion carried unanimously.**

**Land Use Reviews:**

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 10/10/14.** An extension request from Sharrah Design Group, Inc. dated October 6, 2014 was received requesting an extension to November 10, 2014. **Ms. Hamm moved, seconded by Mr. Kammerer to approve the extension to November 10, 2014. Motion carried unanimously.**

Tractor Supply – Preliminary/Final Subdivision & Land Development Plan (**Planning Module**) – Smith Road adjacent to the Straban Township Recreation Park) Plan Date December 19, 2013 **Must act by 11/05/14.** Action is needed on the Planning Module Exception so that Tractor Supply can keep this portion moving forward. **Ms. Hamm moved, seconded by Mr. Kammerer to approve the Planning Module Exception and authorize the Chair of this Board to execute four (4) copies. Motion carried unanimously.**

**Public Comment:**

Robert Spangler – Requested clarification on what changes are being made to the sign ordinance. Ms. Hamm indicated that the township Zoning Officer is finding that the ordinance does not address some sign issues and it is hard to make a determination. This revision will clear some of those sections up and make it cleaner. Mr. Spangler asked what the logic was on parking behind a business instead of being able to park in the front of a business. It makes more sense that if people see cars at a restaurant they are more likely to stop at that restaurant as oppose to a restaurant that has no cars. Mr. Kammerer said he did not disagree and he supposed the appearance was the reason behind it, however, this was decided by other officials and not necessarily the officials in office now. We may not understand the logic behind it, but we have to uphold our ordinances. Mr. Spangler asked if this could be changed since the sign ordinance was being changed. Mr. Davis said absolutely if the Board of Supervisors want to.

Skip Strayer – When will the proposed amendment ordinances be available for public review? Mr. Davis asked that he give the office a few days to get the correct amendments pulled together. Maybe try next Monday.

David R. Getz, Esquire and John D. Snyder, Engineer – Mr. Getz is counsel representing David J. Remmel, the owner of property in Straban Township located along Route 30 and is referred to as “Gettysburg Station”. Mr. Getz stated that the Township adopted a Position Statement last month that clearly goes against the approved preliminary plan and the special exception that Gettysburg Station has. The approved preliminary plan clearly shows a traffic signal at the entrance of the shopping center on Route 30 and the special exception requires that a traffic signal must be integrated into any “ITS” Signal co-ordination. Mr. Getz indicated that the Board is in violation of the Municipal Planning Code (MPC) when it adopted the Position Statement that excluded his client from installing a traffic signal at the entrance of the shopping center onto Route 30. Mr. Davis interjected and stated that his client would not deny a final plan that was submitted in accordance with the Preliminary Plan. Mr.

Davis would never advise his client to be in violation of the MPC. The Position Statement indicates that the township will not apply for any new traffic signals in that section of Route 30 with the exception of a traffic signal in the area of the intersection of Route 30 and Hunterstown Road. The township will not be a co-applicant on a traffic signal permit. Mr. Snyder indicated that a developer cannot be an applicant and that the township needs to be the co-applicant so as to be in compliance with PennDOT's regulations. Mr. Davis said that is PennDOT's regulations and that PennDOT can change its regulations if it wants to. Mr. Davis did conclude the conversation by saying that the township is in favor of this project because of connecting Camp Letterman Drive and agrees that it is suitable for a commercial business, however, the township has too many lights on Route 30, hence the Position Statement.

**Questions from the Press:**

None.

**Adjournment:**

With no further business to come before the Board, Mr. Kammerer moved, seconded by Mr. Sanders to adjourn the meeting at 7:50 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 November 3, 2014 at 7:00 p.m.**