

STRABAN TOWNSHIP PLANNING COMMISSION

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

MEETING OF: October 22, 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 Secretary Patt Kimble, Member Roy Weaner, Member Sharon Hamm, Township Engineer Erik Vranich, and Zoning Officer Earl Baer.

Others in attendance: Mark Magrecki, Penn Terra Engineering, Inc.; Christy Blakely, The Keith Corporation; Frank Ruth, resident; and Abbey Zelko, Gettysburg Times.

Minutes:

Mr. Catts moved, seconded by Ms. Hamm to approve the September 24, 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 03/05/15

No discussion.

Gettysburg Station – Final Land Development Plan (York Rd. – south side Rt. 30 – btwn Peebles and Giant Shopping Centers) – Must act by 01/08/15

No discussion.

Tractor Supply – Prel./Final Land Development Plan – (east side of Smith Rd. approx. 500 feet north of Rt. 30) – Must act by 11/05/14

Mr. Magrecki (Penn Terra Engineering, Inc.) presented a resubmission of plans dated September 18, 2014. He requested conditional approval referencing the Wm. F. Hill and Associates, Inc. Letter dated October 21, 2014.

Mr. Vranich (Wm. F. Hill and Associates, Inc.) led the discussion of the remaining items (1-11) outlined in the above referenced letter. Additionally, an EMAIL dated October 21, 2014, subject: Tractor Supply between Mr. Yannetti (Client Solicitor) and Mr. Davis (Township Solicitor) was referenced and copies distributed to Planning Commission Members. This EMAIL was put on the table to ensure the Township Solicitor's comments were taken into consideration for any decision made on this plan.

The Planning Commission did not see any major issues or obstacles and it was also noted that Tractor Supply has progressed a long way through the Land Development process that conditional approval be considered.

The Straban Township Planning Commission recommended conditional approval based on the review letter of Wm. F. Hill and Associates, Inc. dated October 21, 2014 to be satisfied as follows:

1. ZO 140-53 – Any and all signage must be submitted for review and permitted by the Township Zoning Officer prior to signature by the Supervisors.
2. All appropriate signatures of the Final Plans must be provided prior to final plan approval, including the following:
 - a. SALDO 117-19.B(18) – Owner’s Acknowledgement
 - b. SALDO 117-27.B(3) – The seal and signatures of all professionals involved with the Plan
 - c. SALDO 117-27.B(8) -Certificate of Accuracy
 - d. SALDO 117-60.C(3)(c) – Landscape Architect seal and signature
 - e. SWM I09-25.A .21 – Signature of the stormwater management acknowledgement by the landowners.
3. SALDO 117-20.A, 117-20.I – All approvals from GMA regarding water supply and sanitary sewer service must be provided prior to Plan approval, including posting of appropriate financial security with GMA. In addition, all appropriate sewage facilities planning must be approved prior to Plan approval. A draft Developers Agreement has been submitted to GMA. On a side note, Ms. Hamm had Mr. Magrecki show locations on the plans as to where these lines for both water and sewer route. This placement is primarily depicted along Smith Road.
4. SALDO 117-20.H – Where the land included in the subject application has an electric transmission line, the application shall be accompanied by a letter from the owner or lessee of such right-of-way stating any conditions on the use of the land and the minimum building setback and/or right-of-way. Proposed line locations and an approval letter from all utilities must be submitted prior to Plan approval. Mr. Magrecki stated that a meeting with Met-Ed representative on-site has occurred. The representative saw no objection as long as Tractor Supply pays for relocation of lines. The proposed pole locations are now cited on the plans.
5. SALDO 117-26.D – Financial security must be provided in a form acceptable to the Township Solicitor prior to Plan approval. The required financial security amount of \$735,624.45 has been approved under separate cover. The Adams County Conservation District approval has been obtained and it is reflected in the financial security amount.
6. SALDO 117-30.H(4) – Approval from PennDOT for the Smith Road intersection shall be submitted prior to Plan approval. It is our understanding the plans have been submitted to PennDOT for review.
7. SALDO 117-50 – Recreation land and/or fees are required for the Development.
8. The Township Solicitor shall review and approve all agreements, including the access easement, grading/maintenance agreement, agreements relating to the PennDOT HOP, and any right-of-way agreements or dedication. Preliminary drafts of some of these documents have been provided to the Solicitor for review. It is recommended that the Applicant's Counsel contact the

Township Solicitor to discuss all agreements. Mr. Magrecki noted that these agreements are shown on the plans to be recorded.

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

10. Several inconsistencies were noted on the recent plan submission as a result of revisions requested by the Adams County Conservation District. The engineer has corrected these inconsistencies within digital plan sets, however the Township must be provided with a final, fully revised plan set prior to signature of the Plans.

11. SWM I09-32.A – The Stormwater Management Practices, Facilities, and Systems Maintenance and Monitoring Agreement must be signed and recorded prior to plan approval.

Mr. Catts moved, seconded by Mr. Weaner. Motion carried unanimously.

Nolt's Mulch Products – Prel/Final Land Development Plan (3587 Old Harrisburg Road)

PJ Martin Engineering, in a letter dated October 10, 2014, requested an extension of time for plan review to January 6, 2015. **Mr. Catts moved, seconded by Ms. Kimble to recommend approval of the extension of time to January 6, 2015. Motion carried unanimously.**

Columbia Gas – Prel/Final Land Development Plan (1895 Granite Station Road)

R. Lee Royer & Associates, in a letter dated October 14, 2014, requested an extension of time for plan review to March 5, 2015. **Mr. Weaner moved, seconded by Mr. Catts to recommend approval of the extension of time to March 5, 2015. Motion carried unanimously.**

Appearances:

None

Old/New Business

Sewage Facilities Planning Module – Daniel Ogburn

Mr. Weaner moved, seconded by Mr. Catts to recommend approval of the Sewage Facilities Planning Module. Motion carried unanimously.

Public Comment:

None

Adjournment

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

NEXT MEETING: SUPERVISORS: _____ November 3, 2014

PLANNING COMMISSION: _____ November 19, 2014

Respectfully Submitted,

Tina M. McNaughton
Secretary