

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 Hill from Wm. F. Hill & Assoc., Township Engineer.

Others in attendance were: Debbie Redding-Arnold; Mark Magrecki, RLA of PennTerra Engineering, Inc. and Laura Mondrick, The Keith Corporation, representing Tractor Supply Company; R. Lee Royer, R. Lee Royer Surveying, representing Columbia Gas; John Hartzell, Adams County Solicitor, representing County of Adams; Robert Sharrah of Sharrah Design Group, representing SPCA/Richard H. Schumm, Trustee; Bart Coulter; Jesse Coulter; Robert Spangler; and Kimberly Uslin, *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 January 5, 2015; Planning Commission meeting on December 17, 2014; and Recreation Board meeting on December 15, 2014. There were no other meetings.

Public Comment:

None.

Minutes:

Mr. Kammerer moved, seconded by Mr. Sanders, to approve the November 3, 2014 meeting minutes as presented. Motion carried unanimously.

Approve Bills:

Mr. Sanders moved, seconded by Mr. Kammerer, to approve the November 13, 2014 and November 20, 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. Arnold had two (2) points to bring to the Board of Supervisors attention:

- 1) The Recreation Advisory Board tabled the implementation of park usage fees. At this time, the end could not justify the means. This topic can be revisited if/when the Board of Supervisors make a request to the Recreation Advisory Board to implement fees.
- 2) The Recreation Advisory Board would recommend that the meeting dates be changed from monthly meetings to every other month effective January 2015. Ms. Hamm asked about the calendar and if the office dealt with the conflicts or if these were still brought to the Recreation Advisory Board. Ms. Arnold stated that the office has been able to handle these conflicts and communicate with the Board members by e-mail. Solicitor Davis stated that the advertisement will need to be revised since all of the township meetings are advertised at the beginning of the year. **Mr. Sanders moved, seconded by Mr. Kammerer to authorize the Recreation Advisory Board to meet on the third Monday on the odd months in 2015 beginning**

with January 19, 2015 and the advertisement will be adjusted accordingly. Motion carried unanimously.

Solicitor – Solicitor Davis informed the Board that he received information from Assistant Solicitor, John Phillips that at its January 5, 2015 meeting the Board will need to decide to opt-in or opt-out of the Gettysburg Crossing Tax Increment Financing (TIF). Mr. Kammerer stated that there is a TIF Committee meeting scheduled for December 15, 2014. Mr. Davis stated that the Gettysburg Area School District Board meeting is scheduled for December 17, 2014.

Ms. Hamm asked if Solicitor Davis would look into the process of considering property in Straban Township as “blighted”. All Board members were in agreement to have Solicitor Davis look into this.

Engineer – None.

Fire – None.

Road Master – None.

SEO – None.

Appearance: None.

Correspondence:

Ms. Crushong announced the following:

- October 2014 Report from Bonneauville Fire Department
- October 2014 Report from Gettysburg Fire Department
- Minutes of the Adams County COG meeting held on October 23, 2014
- Minutes of the Gettysburg Municipal Authority Board of Directors meeting held on October 20, 2014
- Minutes of the White Run Regional Municipal Authority meeting held on October 15, 2014

Old/New Business:

1. 2015 Budget – Mr. Sanders moved, seconded by Mr. Kammerer to adopt the 2015 Budget as presented. Motion carried unanimously.

2. 2015 Re-organizational Meeting - Ms. Hamm moved, seconded by Mr. Sanders to set the Board of Supervisors 2015 re-organizational meeting to be held at 6:30 p.m. on January 5, 2015 with the regular Board meeting beginning at 7:00 p.m. and to authorize the advertisement of this meeting. The annual re-organizational meeting of the Straban Township Auditors will be held on Tuesday, January 6, 2015 at 2:00 p.m. as required. Motion carried unanimously.

3. Chart of Accounts – Mr. Kammerer moved, seconded by Mr. Sanders to approve the two (2) new Chart of Accounts to be added for more clarification. The accounts are Revenue 01.355.09 – Motor Vehicle Fuel Tax Adj. on diesel/gas (tax credit on gas); and Expenditure 01.402.33 –

Auditor Mileage Reimbursement (this expense was put under "office mileage" previously). **Motion carried unanimously.**

4. **Certificates of Deposit – Mr. Sanders moved, seconded by Mr. Kammerer to authorize Office Manager to move Certificate of Deposit which matured on November 29, 2014 to best benefit the township. Motion carried unanimously.**

5. **Advertisement for proposed Ordinances – Ms. Hamm moved, seconded by Mr. Kammerer to authorize the advertisement for a public hearing on January 5, 2015 at 6:15 p.m. and consider adoption on the same night at 7:00 p.m. of an Ordinance amending the Code of Ordinances concerning definitions and sign regulations AND an Ordinance amending the Municipally-Owned Law Enforcement Range, and Different and Additional Standards for Development and Operation. Motion carried unanimously.** John Hartzell, Adams County Solicitor was present and stated that a revised proposed Ordinance was sent to the office today with additional language added in Section 1.(2)(n) to address the concern of shooting on Sundays as follows: "Operation of the range shall not occur on Sunday, unless it is necessary for the qualification or training of personnel where such qualification or training must occur as soon as possible, and such training or qualification cannot occur during other days of the week due to scheduling challenges. In any case where the range must be operated on Sunday it shall only be operated between the hours of 1:00 and 5:00 p.m." Solicitor Davis asked Mr. Hartzell if he or someone that could address the questions concerning the facility standards would be present at the public hearing on Monday, January 5, 2015 at 6:15 p.m. Mr. Hartzell stated that someone will be present to field questions.

6. **Advertisement for Ordinance authorizing participation in PSATS Unemployment Compensation Group Trust and Pension Group Trust – Mr. Sanders moved, seconded by Mr. Kammerer to authorize the advertisement of the intent to adopt an Ordinance authorizing participation of the Township in the PSATS Unemployment Compensation Group Trust and the PSATS Pension Group Trust to be considered for adoption on January 5, 2015. Motion carried unanimously.**

7. **Sewage Facilities Planning Module for Adams County Human Services Building (east side of Major Bell Lane) – Mr. Sanders moved, seconded by Mr. Kammerer to approve the Sewage Facilities Planning Module for Adams County Human Services Building. Motion carried unanimously.**

8. **Public/Private partnerships for funding traffic projects – The Planning Commission recommended that the Township Solicitor and Traffic Engineer investigate public/private partnership for funding some of the traffic projects. How can the Act 209 funds be used for Route 30, possibly the Hunterstown Road and Route 30 traffic signal. Ms. Hamm moved, seconded by Mr. Sanders to authorize the Township Solicitor and Township Traffic Engineer to investigate how the CIP funds can be used to help fund some of the traffic projects on Route 30. Motion carried unanimously.**

Land Use Reviews:

Tractor Supply – Preliminary/Final Subdivision & Land Development Plan (east side of Smith Road approx. 500 feet north of Rt. 30) Plan Date December 19, 2013 **(Must act by 1/12/15)** Mr. Hill

went down the list of conditions that are referenced in Wm. F. Hill & Assoc., Inc. letter dated October 21, 2014:

- 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. *Mark Magrecki, RLA of PennTerra Engineering, Inc. stated that Tractor Supply Company has its own agency that handles the sign issues so this will be handled by them.* **Solicitor Davis indicated that this needs to be completed before the issuance of a permit not signing of the plan.**
- 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 109-25.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.
- 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. **This has been satisfied.**
- 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.
- 6) SALDO 117-30.H(4) – Approval from PennDOT for the Smith Road intersection shall be submitted prior to Plan approval. *Mr. Magrecki stated that the plans have been resubmitted to PennDOT with a redesign of the drain as requested by PennDOT.* **Solicitor Davis indicated that this is not your typical "third-party" so Straban Township must be a secured party on the PennDOT Financial Security bond as well.**
- 7) SALDO 117-50 – Recreation land and/or fees are required for the Development. **Solicitor Davis indicated that this fee will be required to be paid prior to issuance of a permit.**
- 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. **Final submission of the Development Agreement to be forwarded to Township Solicitor.**
- 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. **Solicitor Davis indicated that this fee will be required to be paid prior to issuance of a permit.**
- 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. **Solicitor Davis requested that the plan be "Subject to a final review by the Township Engineer prior to signature".** *Mr. Magrecki was in agreement with this.*

11)SWM 109-32.A – The Stormwater Management Practices, Facilities, and Systems Maintenance and Monitoring Agreement must be signed and recorded prior to plan approval. *Mr. Magrecki handed the signed original Agreement over to the Township for signature.*

Ms. Hamm asked if the Board members were comfortable doing a conditional approval of this plan at this time. **Mr. Kammerer moved, seconded by Mr. Sanders to approve the plan conditioned upon condition numbers 2, 3, 5, 6 and 8 with a final review by the Township Engineer prior to signature. Motion carried unanimously.**

The waiver/modification requests as depicted in the referenced above Wm. F. Hill and Associates, Inc. Letter were reviewed. These waiver/modifications have not come before the Board of Supervisors before. The Planning Commission recommended approval at its meeting on June 25, 2014.

Ms. Hamm moved, seconded by Mr. Sanders to approve waivers I through IV (depicted below) for the Tractor Supply Preliminary/Final Land Development Plan. Motion carried unanimously.

I. SALDO 117-17 – This section establishes the requirements for a Preliminary Plan submission. The developer has requested a **WAIVER** of this section in order to submit as a combined Preliminary/Final Plan.

II. SALDO 117-20.G – As this preliminary/final plan only covers a part of the entire land holdings and the subdivided parcel relies on a shared access drive, a concept of future build out must be provided to demonstrate that the access drive is located appropriately. The developer is requesting a **WAIVER** of this section.

III. SALDO 117-32.B(6) – No access drive shall be within five feet of any property line. As the access drive is located on an adjacent property and within an access easement, it is shown that this access will be a common access point. The developer has requested a **WAIVER** of this section.

IV. 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. The developer has requested a **WAIVER** of this section in conjunction with the above variance application. This granted variance is referenced on the plan.

Ms. Hamm moved, seconded by Mr. Sanders to approve modifications V through VIII (depicted below) for the Tractor Supply Preliminary/Final Land Development Plan. Motion carried unanimously.

V. SALDO 117-40.A – Curbing shall be provided in parking areas of commercial developments. The applicant has requested a **MODIFICATION** of this section to allow for wheel stops to be used in the area of the 20 northern-most parking spaces.

VI. SALDO 117-41.C – The section requires the installation of sidewalk for all non-residential uses. The developer has requested a **MODIFICATION** of this section. It is noted that the developer is proposing an alternative walking path location through the property in lieu of a sidewalk along the right-of-way. **Easement and maintenance agreements will be documented on the plans.**

VII. SALDO 117-60.D(1)(e) – A landscaped divider strip between abutting rows of parking shall be installed. Landscaped divider strips shall be a minimum of five feet in width. The developer has requested a **MODIFICATION** of this section to utilize a 16' strip in lieu of three 5' strips.

VIII. 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. The developer has requested a **MODIFICATION** to allow for the one year post-development rates to exceed the one year pre-development rates. As previously stated, Wm. F. Hill and Associates, Inc. would not oppose the granting of this modification.

Columbia Gas – Preliminary/Final Land Development Plan (1895 Granite Station Road) – **Must act by 03/05/15.** Mr. Hill indicated that the resubmitted plans address the two key issues contained in the Wm. F. Hill & Assoc., Inc. letter dated November 6, 2014 which are:

- 1) ZO 140-42.J – The proposed lighting on the storage building must be depicted. In addition, notation must be added to the plans that any proposed lighting must be shielded to prevent lighting from shining on adjacent properties.
- 4) The relocated building site is within an area served by existing stormwater management facilities. As the building will partially replace existing impervious area, the impact to the stormwater runoff from the site will be negligible and managed by the existing basin.

These conditions have been satisfied.

Mr. Kammerer moved, seconded by Mr. Sanders to approve the waiver (depicted below). Motion carried unanimously.

SALDO 117-41.C – that establishes the requirement for sidewalk for all non-residential uses. The developer has placed Note #28 on the plan as follows: "A waiver has been granted on 12/1/14 for the sidewalk requirement. However, if sidewalk are installed on adjacent properties, the Township reserves the right to require sidewalk to be installed along Granite Station Road."

Ms. Hamm moved, seconded by Mr. Sanders to approve the plan for signature and recording. Motion carried unanimously.

Richard H. Schumm, Trustee – Preliminary/Final Subdivision Plan (west side of Shrivvers Corner Road) – **Must act by 02/17/15.**

Ms. Hamm moved, seconded by Mr. Kammerer to approve the Planning Waiver & Non-Building Declaration. Motion carried unanimously.

Mr. Sanders moved, seconded by Mr. Kammerer to approve the Preliminary/Final Subdivision Plan. Motion carried unanimously.

Public Comment:

None.

Questions from the Press:

What is the Hunterstown Road to Route 30 Item No. 8? Ms. Hamm responded by saying that the township wants to find out what it can do to facilitate this section.

Adjournment:

With no further business to come before the Board, Mr. Sanders moved, seconded by Mr. Kammerer to adjourn the meeting at 7:55 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 January 5, 2015 at 7:00 p.m.