

STRABAN TOWNSHIP PLANNING COMMISSION

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

MEETING OF: December 17, 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: Peter Martin, PJ Martin Engineering; John Shambaugh, FPE Consulting Engineers; Gerald Funke, GHI Engineers & Surveyors; Jill Rohrbaugh, Architecture Workshop, Inc.; Mike and Ronda Auker, residents; George Mauser, resident; Bob Spangler, resident; Sandra and Lawrence Martin, residents; Burt and Jesse Coulter, residents; and George Kimble, resident.

Minutes:

Ms. Kimble moved, seconded by Mr. Catts to approve the November 19, 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

Mr. Catts moved, seconded by Ms. Kimble to recommend denying the plan based on no activity presented to the Planning Commission since July 31, 2013. Motion carried unanimously.

Nolt's Mulch Products – Prel./Final Land Development Plan (3587 Old Harrisburg Road) – Must act by 01/06/15

Mr. Martin (PJ Martin Engineering) gave an overview of the subject project which includes construction of a 2,400 square foot storage building and associated gravel driveway area and re-grading of the site. This existing business sells stone and landscaping supplies as well as providing a recycling service for various landscape materials (e.g., trees, brush, and wood scrap).

Mr. Vranich (Wm. F. Hill & Associates, Inc.) led the discussion of the outstanding items outlined in their letter dated December 10, 2014. The waiver requests were discussed and supported by the Planning Commission which are outlined below:

13. SALDO 117-40.A – This section requires curbing in parking areas of commercial developments. The applicant has requested a **WAIVER** of this section. Mr. Martin stressed the impediment of surface drainage and the fact that this is an already existing parking area as reasonable logic to support the waiver.

14. SALDO 117-41.C – The section requires the installation of sidewalk for all non-residential uses. Based on the notation added to the Plans, a **WAIVER** of this section is requested. Notation 21 on the Plan reads **“The property owner shall install sidewalks upon notification from the Township when and if adjacent properties develop such as to be more conducive to the installation of sidewalk and pedestrian facilities become necessary”**.

Mr. Catts moved, seconded by Mr. Zepp to recommend approval of these two waivers (items 13 and 14) for the Nolt’s Mulch Products Prel./Final Land Development Plan. Motion carried unanimously.

Mr. Baer (Commonwealth Code Inspection Service) noted that a Certificate of Non-Conformance was issued which encompasses the items listed below as lawfully existing and in use prior to the adoption of the Zoning Code of the Straban Township municipality.

1. ZO 140-8-B – This section establishes the permitted uses within the R-1 District (non-conforming mulch production and landscape supply business)-

2. ZO 140-31.C(2) – This section and associated sub-sections establish the requirements for outdoor stockpiling.

3. ZO 140-32.A(5) -There are portions of the storage area in the front of the property that are within the 50' buffer for the stream.

7. ZO 140-53 – This section establishes the requirements for signage within Straban Township (regarding the existing sign).

The Straban Township Planning Commission recommended conditional approval based on the review letter of Wm. F. Hill and Associates, Inc. dated December 10, 2014 to be satisfied as follows:

1. ZO 140-8-B – This section establishes the permitted uses within the R-1 District. The use noted within the Certificate of Non-Conformance must be listed on the plans as a “No-Impact Home Based Business” (as currently listed on the Plans) is not an appropriate classification for the existing use. Should note a **“Mulch Production and Landscape Supply Business”**.

4. ZO 140-31.D – The location of any dumpsters must be depicted on the plans in accordance with this section. The response letter indicates that no dumpsters are existing or proposed within the project. This must be noted on the Plans.

5. ZO 140-33, 140-51, SALDO 117-31.C – All parking areas that will be utilized during evening hours must be adequately illuminated in accordance with these sections. The response letter indicates that no parking areas will be utilized at night. This must be noted on the Plans.

6. ZO 140-46 through 140-49 – These sections establish the requirements for off-street parking and related design criteria. The response letter indicates that no additional employees are proposed and therefore no additional parking is required. This must be noted on the Plans.

8. SALDO 117-19.B(18) - The Owner's signature shall be added to the Plans prior to signature by the Supervisors.

9. SALDO 117-20.A – Clarification must be provided with respect to the impacts of the building and the existing on-site septic system. The response letter indicates that there will be no bathroom facilities or additional employees associated with this project. This must be noted on the Plans.

10. SALDO 117-26.D - A financial security estimate must be provided, approved, and bonded prior to Final Plan approval. Financial security should be provided for any and all improvements required by the Straban Township Ordinances.

11. SALDO 117-32.B(3) – Sight distances for the existing driveway shall be added to the Plans.

12. SALDO 117-35.D - A drainage easement must be provided for the portion of the stream that is located within the property in order to preserve the unimpeded flow of natural drainage. It is recommended that the drainage easement be the width of the floodplain.

15. SALDO 117-58 through 62 – These sections establish the requirements for Landscaping and a Landscaping Plan. Landscaping must be provided for the proposed building footprint in accordance with 117-60.C(1)(b). Mr. Martin mentioned about getting credit for already existing trees on the property. Mr. Vranich stated that the ordinance states that credit for up to 50% of the minimum landscaping quantity requirements may be given for retaining major deciduous trees on the site. This would equate to planting three trees which also need to be depicted on the plans.

16. For Plan approval/recording purposes, the two sets of plans should be combined as one composite set.

17. The following note must be added to the Plans regarding traffic impact fees: **"If at any point the proposed storage building is converted to a publicly accessible building or for any use other than storage of equipment that may generate additional traffic, Straban Township reserves the right to require Traffic Impact Fees, as appropriate."**

18. SWM 109-23.A.2.o – In order for the proposed project to be considered for re-use and not as a permanent pond, the following must be added to the Plans:

a. Note Added to Sheet 1 - **"This project proposes the capture and reuse of stormwater runoff for the site operations. In the event that the reuse of water on site significantly decreases from the anticipated 200,000 gallons, Straban Township must be contacted and a revised stormwater management plan submitted addressing volume control requirements."**

b. Note Added to Basin Maintenance, Sheet 5-PC – **"The landowner will be responsible for ensuring that stagnant water is not present within the storage volume."**

c. Note Added to Basin Maintenance, Sheet 5-PC – **"The landowner shall make every effort to dewater the storage volume prior to large storm events in order to provide storage volume within the retention basin."**

d. The specific dewatering pump for dewatering the storage volume must be provided on the plans and the pump must be on-site at the time of basin construction.

19. SWM 109-32.A – The Stormwater Management Practices, Facilities, and Systems Maintenance and Monitoring Agreement must be signed and recorded prior to plan approval. The Plan identification within this agreement must be revised to state **"Nolt's Mulch Products Preliminary/Final Land Development Plan, as prepared by PJ Martin Engineer, most recently revised (Insert final revision date)."**

20. The rip-rap apron and swale calculations, as provided within the E&S Report, must be also included in the PCSM Report. Within the revised report, the adjusted T/C for the northern drainage area should be revised, as discussed with the Designer.

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

Auker's Greenhouse – Prel/Final Subdivision & Land Development Plan (3080 York Road) – Must act by 02/03/15

Mr. Auker (resident/owner of said property) stated that the subject plans are being tabled until next month due to CAD software difficulties. However, Mr. Auker wanted to address the following item referenced in Wm. F. Hill & Associates, Inc. Letter dated October 23, 2014:

23. SALDO 117-50 – Based on the square footage of buildings proposed, recreation land and/or fees are required for the Development. Since the proposed plan has three structures equating to over 5,000 square feet of non-residential commercial or industrial development, the applicant is subject to providing a financial contribution to the Township recreation account to be used for park and/or recreation facilities. Mr. Auker requested a **WAIVER** of this section. His business is a small home based not comparable to large commercial businesses. He has already faced additional finances due to the land development process.

Mr. Catts moved, seconded by Ms. Kimble to recommend approval of this waiver for the Auker's Greenhouse Prel./Final Land Development Plan. Motion carried with majority of the vote with one opposition from Ms. Hamm.

Adams County Human Services Building – Prel/Final Land Development Plan (east side of Major Bell Lane) – Must act by 02/12/15

Ms. Rohrbaugh (Architecture Workshop, Inc.) and Mr. Funke (GHI Engineers & Surveyors) wanted to address items contained in the Wm. F. Hill & Associates, Inc. Letter dated December 15, 2014. Mr. Vranich led the discussion of the following items highlighting those of discussion at this meeting:

1. ZO 140-42.J(4) - This section establishes the maximum angle of 35 degrees for proposed lighting. It appears that several lights will have a 45 degree tilt. This must be reviewed for

compliance with this section and modified accordingly. The plan will be modified accordingly to allow for 8 lights that will meet this requirement.

2. Z0-46.E – It appears that only 244 parking spaces are proposed initially, however 282 parking spaces are required. As stated within the response letter, the Applicant will be filing for a Special Exception dealing with the reduction in the required number of parking spaces.

3. ZO 140-49.A(5) – Raised curbs and landscaped areas must be provided in parking areas exceeding 30 spaces. The employee parking area in the south-east portion of the site does not meet this requirement. As stated within the response letter, the Applicant will be filing for a Variance of this section. One of the reasons for the variance request is the use of the lot for tactical training and curbs would be an obstruction. Mr. Catts as well as Mr. Vranich questioned this logic since the Adams County Emergency Management and the proposed gun range are additional possible locations for this type of training.

The applicant has filed a Zoning Hearing Board Application for a special exception and variance, in reference to items 2 and 3.

7. SALDO 117-19.B(35), 117-20.I, & 117-43 – This section establishes the requirements for a water feasibility study for private water supplies. Documentation must be provided to demonstrate that adequate capacity exists within the existing water supply system to service the proposed development. Ms. Rohrbaugh stated that they received reports from DEP every year relating to the two wells on the property. However, they still need a letter stating they have adequate capacity for the existing wells.

8. SALDO 117-20.B, 117-46, SWM 109-25.A.23 – Submission of an Erosion and Sedimentation Control Plan and approval by the Adams County Conservation District is required. This is still in process with the Adams County Conservation District.

10. SALDO 117-20.K, 117-27.B(32), 117-52 - These sections establish the requirements for a Traffic Impact Study. The design engineer must contact the Straban Township Traffic Engineer to determine whether the proposed traffic for this development was previously planned for in the original Traffic Impact Study. A 1999/2000 Traffic Study of Granite Station Road and the cost of the traffic light has been submitted to the Township Traffic Engineer which they are awaiting a response.

Ms. Rohrbaugh and Mr. Funke addressed a few of the requested Waivers identified in the letter which most of the items must wait until the Zoning Hearing Board Application has been decided. The Waivers that could be discussed and given guidance/direction are:

12. SALDO 117-40.A – This section requires curbing in parking areas of commercial developments. Additional clarity must be provided on the location of curbing throughout the site. It appears that curbing is only proposed in the area of the public parking lot and along some sidewalk areas. There does not appear to be any curbing along the access drives. The Applicant has requested a Modification of this section for relief from curbing in various areas of the site. Per the Planning Commission members bumper blocks in the parking lot has been given as an alternative suggestion. Whether or not to keep the curbing along the access drive requires additional discussion with the Township Engineer.

20. SALDO 11 7 - 60.D(1)(f) - One minor deciduous tree shall be planted for every twenty foot interval within the landscaped divider strip. In addition, the remaining area shall be landscaped with ground cover or grass. The landscape divider strips do not contain any tree plantings as required. The Applicant has requested a Waiver of this section. Mr. Vranich stated that trees are still required.

22. The employee parking area must be revised to address potential traffic conflicts for the following parking areas:

a. The southern-most two parking spaces in the south-west corner of the first interior parking row must be eliminated and re-striped to direct traffic to the south.

b. The two parking spaces in the north-west, north-east, and south-east corners of the perimeter of the parking area must be removed and the corners rounded or marked accordingly. These parking spaces are located in such a manner that will be difficult to maneuver into or out of without causing a traffic conflict with vehicles traveling around the ends of the interior parking rows. Mr. Vranich agreed to eliminate the parking spaces in question would be acceptable.

Mr. Catts and Ms. Hamm both expressed that this review of all of the items listed in the said letter should be discussed first with the Township Engineer and then presented to the Planning Commission.

St. John United Church of Christ – Final Land Development Plan (2243 Hunterstown-Hampton Road) – Must act by 02/17/15

Mr. Vranich stated that soil testing was performed on the property and it was determined that the existing septic area will conflict with the proposed pavilion building. This plan is tabled until next month which will allow time to determine alternative location.

Starbucks – Revised Final Land Development Plan (Peebles Plaza Shopping Center – 1275 York Rd) – Must act by 03/17/15

Mr. Vranich gave an overview of the submission of the project relating to Streetscape for the Starbucks/Peebles Plaza property. When Starbucks Prel./Final Subdivision Plan was approved in November 2012 a deferral of installation of the streetscape improvements were approved to occur within 5 years or the widening of Route 30 (whichever occurred first). A security bond for this improvement is currently being posted. The plan to implement the streetscape for whatever reason is now being presented to the Township. Per EMAIL from First Capital Engineering dated December 15, 2014, this plan is tabled until next month's PC meeting. Applicant needs to address latest comments from Township Engineer and Adams County Office of Planning and Development and prepare design revisions (e.g. spacing and final location issues).

Appearances:

None

Old/New Business

Act 209 – Land Use Assumption Report (LUAR)

Ms. Hamm synopsised last month's Planning Commission discussion on the function of the LUAR which describes existing land uses and to reflect projected changes in these land uses. It is one of three parts of the Act 209. The Planning Commission's recommendation at November 2014 meeting was to have the members read the existing LUAR for Straban Township, and reconvene in this month (December 2014) to discuss whether update(s) are warranted and which of the below options may be applicable.

Option 1 – Do not require the LUAR to be updated – can keep as is (status quo);

Option 2 - Update LUAR by PC Members, Township Staff or County Planning;

Option 3 - Hire a consultant.

Option 2 to check with County Planning seems to be the next logical step. Straban Township (Ms. Hamm and Ms. Crushong (Township Office Manager) will check with point of contact (Mr. Merkel) to see if the County is willing to participate (maybe in conjunction with the Capital Improvement Plan (CIP)) and at what capacity/role will they be involved with the Township.

Sewage Facilities Planning Module – Mark Hillard

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

Public Comment/General:

Mr. Zepp and the Planning Commission wanted to express their gratitude for the time, effort, and hard work of 30 plus years that Mr. Weaner has given Straban Township. He is officially resigning his post on the Planning Commission and will be missed by everyone – “Thank-you Mr. Weaner for your participation/involvement in many facets of our Township/Community”.

Adjournment

Mr. Zepp moved, seconded by Mr. Catts to adjourn the meeting at 8:15 p.m. Motion carried unanimously.

NEXT MEETING: SUPERVISORS: January 5, 2015
PLANNING COMMISSION: January 28, 2015

Respectfully Submitted,

Tina M. McNaughton