

The Straban Township Board of Supervisors met this date, as publicly advertised, at 7:15 p.m. in the meeting room of the Straban Township Municipal Building, 1745 Granite Station Road, Gettysburg, PA 17325 with Board Chair Tony Sanders presiding. Others in attendance were: Supervisors Fred Kammerer and Sharon Hamm; Secretary Robin Crushong; Solicitor Walton V. Davis; and William Hill from Wm. F. Hill & Assoc., Township Engineer.

Others in attendance were: Debbie Redding-Arnold; John Hartzell, Adams County Solicitor, representing County of Adams; Randy Phiel, County Commissioner; Sandy and Lawrence Martin, Crissy Redding, Peter Martin of PJ Martin Engineering representing Nolt's Mulch, Rich Randall and Jim Hale, *Gettysburg Times*.

Board Chair Sanders led everyone with the Pledge to the Flag.

- Mr. Sanders informed the residents present of the next scheduled meetings: Board of Supervisors meeting on February 2, 2015; Planning Commission meeting on January 28, 2015; and Recreation Board meeting on January 20, 2015. There was also a workshop with Dave Lazas, representative for ATAPCO Properties, Inc. concerning sign regulations for Gettysburg Crossing/Lincoln Commons.

Public Comment:

None.

Minutes:

Ms. Hamm moved, seconded by Mr. Kammerer, to approve the December 1, 2014 meeting minutes as presented. Motion carried unanimously.

Approve Bills:

Mr. Kammerer moved, seconded by Ms. Hamm, to approve the December 11, 2014 and December 31, 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 three (3) points to bring to the Board of Supervisors attention:

- 1) At its December 2014 meeting Brian Devost, Executive Director of the Gettysburg Area Recreation Authority (GARA) attended and talked with the Board about working together to offer recreation to the whole Adams County. The Board will be working with Mr. Devost this spring to see how we can work together for the betterment of the County.
- 2) The Recreation Advisory Board annual report will be ready for presentation to the Board of Supervisors at its next meeting in February 2015.
- 3) Auker Greenhouse – Ms. Arnold stated that she was aware that the Planning Commission Board recommended a waiver of the recreation fees. Ms. Arnold requested that the Board of Supervisors table this matter and give the Recreation Advisory Board a chance to comment on this issue since it affects this Board directly.

Solicitor – Solicitor Davis had nothing to report on.

Engineer – None at this time.

Fire – None.

Road Master – None.

SEO – None.

Appearance: Richard Farr, Executive Director of York Adams Transportation Authority – Mr. Farr handed out to the Board of Supervisors a graph on the Freedom Transit Ridership. The gray route has stops at numerous places along the route like Well Span, Gateway, Walmart and Giant. A local match is required in order to receive Federal and State funds. Mr. Farr is visiting local municipalities and requesting local funds. The sustainability committee, which was comprised of Destination Gettysburg, the Adams County Economic Development Corporation and the Gettysburg Adams Chamber of Commerce, as well as others that have contributed \$64,000.00 of the \$65,000.00 of the local match needed to sustain service at the current level for the next three years. Mr. Farr stated that he is requesting that Straban Township consider making a donation of \$500.00 of the \$1,000.00 needed. Ms. Hamm stated that this is the first time that anyone from this organization has attended a meeting and present how the funding works. Ms. Hamm requested a copy of the list of businesses in Straban Township that have contributed. Since the businesses benefit most from this service, the businesses should be contributing too. Mr. Farr will get the list of business to Ms. Hamm.

Correspondence:

Ms. Crushong announced the following:

- November 2014 Report from Bonneauville Fire Department
- November 2014 Report from United Hook & Ladder
- December 2014 and 2014 Year End Fire/EMS Report from United Hook & Ladder
- Minutes of the Adams County COG meeting held on November 20, 2014
- Minutes of the Gettysburg Municipal Authority Board of Directors meeting held on November 17, 2014
- Minutes of the White Run Regional Municipal Authority meeting held on November 19, 2014

Old/New Business:

1. **PSATS PA Municipalities Pension Trust Disclosure Form – Ms. Hamm moved, seconded by Mr. Sanders to adopt the PSATS PA Municipalities Pension Trust Disclosure Form as presented. Motion carried unanimously.**
2. **Greater Gettysburg Investment Group, LP - Ms. Hamm moved, seconded by Mr. Kammerer to approve the annual update to the phasing schedule for Greater Gettysburg Investment Group, LP/Gettysburg Commons (Discovery Gettysburg) in accordance with Developer's Agreement of 2007.** Ms. Hamm wanted to make it clear that this is a certification of the phasing schedule and not an extension. Mr. Davis added that with the Permit Extension Acts that

were put into law, these certifications can be requested and a fee paid for them. **Motion carried unanimously.**

3. **Mark and Kathryn Hillard – Mr. Kammerer moved, seconded by Ms. Hamm to approve the Sewage Facilities Planning Module for Mark and Kathryn Hillard at 196 Leedy Road. Motion carried unanimously.**

4. **Ordinance No. 2015-01 and 2015-02 – Mr. Kammerer moved, seconded by Ms. Hamm to adopt Ordinance No. 2015-03 authorizing participation in the PSATS Unemployment Compensation Group Trust; and Ordinance No. 2015-04 authorizing participation in the PSATS Pension Group Trust.** Mr. Davis explained that PSATS offers options for the township to join in programs and the township has opted to join in the Unemployment Compensation Group Trust and the Pension Group Trust. We want to be a part of the programs so we need to adopt the ordinances. **Motion carried unanimously.**

5. **Ordinance No. 2015-03 – Mr. Kammerer moved, seconded by Ms. Hamm to adopt Ordinance No. 2015-05 amending Section 140-17.D.(2) [Municipally owned, private law enforcement pistol range] by providing for a Municipally-Owned Law Enforcement range, and different and additional standards for development and operation. Motion carried unanimously.**

6. **Ordinance No. 2015-04 and Ordinance No. 2015-05 – Mr. Sanders moved, seconded by Ms. Hamm to adopt Ordinance No. 2015-04 amending the Code of Ordinances concerning definitions and Ordinance No. 2015-05 concerning sign regulations.** Ms. Hamm stated that any requests for a variance from the sign regulation Ordinance would go before the Zoning Hearing Board. **Motion carried unanimously.**

7. **Gary J. and Debra L. Shaw – Ms. Hamm moved, seconded by Mr. Kammerer to approve the Well Isolation Distance Exemption Agreement between Gary J. and Debra L. Shaw and the Township concerning property at 2235 Old Harrisburg Road.** Mr. Davis explained that this allows the septic to be closer to the well than the required 100 feet and if something goes wrong they cannot come back on the Township. **Motion carried unanimously.**

Land Use Reviews:

Nolt's Mulch Products – Preliminary/Final Land Development Plan – (3587 Old Harrisburg Road) – **Must act by 01/06/15 (Planning Commission recommended conditional approval on December 17, 2014).**

Mr. Hill went down through the Wm. F. Hill & Assoc., Inc. letter dated December 10, 2014. The conditions that have not been resolved are as follows:

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

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

Straban Township Ordinances. Mr. Hill stated that by letter dated January 5, 2015 his office approved the Financial Security Estimate in the amount of \$63,257.15. The form of financial security must be worked out with the applicant and township.

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 also be 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. A digital revised plan was sent to Wm. F. Hill & Assoc., Inc. A paper copy must be delivered to the Township.

Mr. Sanders asked if the Board members were comfortable doing a conditional approval of this plan at this time. **Ms. Hamm moved, seconded by Mr. Kammerer to approve the revised plan dated January 2, 2015 conditioned upon Item Nos. 8, 10, 19, and 20 being satisfied with a paper copy of the E&S Report being delivered to the township and with a final review by the Township Engineer prior to signature. Motion carried unanimously.**

The waiver requests as depicted in the referenced above Wm. F. Hill and Associates, Inc. Letter were reviewed. These waivers have not come before the Board of Supervisors before. The Planning Commission recommended approval at its meeting on December 17, 2014.

Ms. Hamm moved, seconded by Mr. Kammerer to approve waivers referenced as number 13 and 14 (depicted below) for the Nolt’s Mulch Product Preliminary/Final Land Development Plan. Motion carried unanimously.

13. SALDO 117-40.A – This section requires curbing in parking areas of commercial developments. A **WAIVER** of this section may be appropriate.

14. SALDO 117-41C – 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 may be appropriate. The plan indicates under General Construction Notes, #21 “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 sidewalks and pedestrian facilities become necessary.”

Gettysburg Station – Final Land Development Plan (York Rd. – south side Rt. 30 – between Peebles and Giant Shopping Centers) – **Must act by 01/08/15 (Planning Commission recommended denial of plan based on no activity since July 31, 2013)**. There was discussion that a revised plan dated July 31, 2013 was reviewed by Wm. F. Hill & Assoc., Inc. and a review letter was issued on September 6, 2013 with 81 conditions to be addressed. There were five (5) requests for extensions that were granted with the latest one expiring January 8, 2015. **Ms. Hamm moved, seconded by Mr. Kammerer to deny the Final Land Development Plan for Gettysburg Station dated July 31, 2013 since no action has been made on the Wm. F. Hill & Assoc., Inc. letter dated September 6, 2013. Motion carried unanimously.**

Auker's Greenhouse – Preliminary/Final Subdivision & Land Development Plan (3080 York Road) - **Must act by 02/03/15 (Planning Commission recommended approval of a waiver from the recreation fee with Ms. Hamm opposing)**. Mr. Hill stated that the amount of recreation fee is based on 7,200 square feet which is rounded up to 8 times \$500 would equal \$4,000.00. In light of the discussion earlier in the evening with Debbie Redding-Arnold, the Chair of the Recreation Board, **Ms. Hamm moved, seconded by Mr. Kammerer to table this matter and give the Recreation Advisory Board an opportunity to give input in this matter prior to the next Board of Supervisors meeting on February 2, 2015. Motion carried unanimously.**

Public Comment:

Rich Randall – Asked what the benefit is to the township for the law enforcement range. Ms. Hamm stating the training, safety and accessible to local law enforcement personnel. Mr. Hartzell stated that there is already a provision, this is just a revision. The adoption of the ordinance does not mean that a law enforcement range will be built, it just gives provision for one.

Commissioner Randy Phiel – He spoke on the Transit Authority expressing the benefit that it has to people and businesses. He stated that companies that come to Adams County are looking for public transportation as an economic benefit. He requested that the Board of Supervisors seriously consider the request made earlier in the evening. Mr. Sanders requested that this matter be put on the Agenda for next month. This would give the Treasurer enough time to see where the \$500.00 can come out of the 2015 Budget.

Questions from the Press:

None.

Adjournment:

With no further business to come before the Board, Ms. Hamm moved, seconded by Mr. Kammerer to adjourn the meeting at 8:08 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 February 2, 2015 at 7:00 p.m.