

STRABAN TOWNSHIP PLANNING COMMISSION

Alan Zepp, Darrin Catts, Patt Kimble, Sharon Hamm

MEETING OF: January 28, 2015, 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 Sharon Hamm, Township Engineer William Hill, and Zoning Officer Earl Baer.

Others in attendance: Kenneth Cohen, Gelcor Reality; John Gazsi, First Capital Engineering; John Shambaugh, FPE Consulting Engineers; Mike LaCesa, Sheetz Inc.; Brian Soyka, Sheetz Inc.; Ron Lucas, Stevens & Lee; Joe Stein, PennTerra Engineering; Chris Neill, Primax Properties, LLC.; Mike, Ronda, Chelsea, Cliff, Kent Auker, residents.

Reorganization of Planning Commission:

Mr. Catts moved, seconded by Ms. Hamm to appoint Mr. Zepp as Chairman, Ms. Kimble as Secretary, and Mr. Catts as Vice Chairman, Ms. Hamm as member. Motion carried unanimously.

Minutes:

Mr. Catts moved, seconded by Ms. Kimble to approve the December 17, 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.

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

Mr. Hill (Wm. F. Hill & Associates, Inc.) led the discussion concerning a few of the Waivers and Modifications requested by the Applicant contained in the Wm. F. Hill & Associates, Inc. Letter dated January 23, 2015.

1. SALDO 117-17 – This section establishes the procedure for a Preliminary Plan submission. The Applicant has requested a **WAIVER** of this section. Our office would support the processing of this Plan as a Preliminary/Final Plan.

7. SALDO 117-40.A – This section requires curbing in parking areas of commercial developments. The Applicant has requested a **WAIVER** of this section.

8. SALDO 117-41.C – The section requires the installation of sidewalk for all non-residential uses. The Applicant has requested a **WAIVER** of this section. Mr. Hill stated a notation on the Plan reading that “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”.

9. SALDO 117-50 – Based on the square footage of buildings proposed, recreation land and/or fees are required for the Development. The Applicant has requested a **WAIVER** of this section.

16. SWM 109-23.A.2 – This section establishes the requirements for detention basins. The following items must be revised with respect to the proposed basin:

e.109-23.A.2.i & 109-13.A.2.m – All grading associated with the stormwater management basins must be in accordance with these sections, including the basin embankment slope (4:1) and setbacks from property lines. The Applicant has requested a **WAIVER** of this section. Our office would not support a waiver of this section. Our office would not object to the use of 3:1 slopes within the shallow basin, however the required 15' setback from the property line allows for access to all sides of the facility.

f. 109-23.A.2j - The minimum top width of detention basin berms shall be six feet. The Applicant has indicated they are requesting a **WAIVER** of this section, however the request is not listed on Sheet 1. Our office would not support a waiver of this section without reviewing the emergency spillway calculations required above.

20. Grading must be reviewed in the area of the proposed buildings. A finished floor elevation of 594 was provided for all of the buildings, however this results in a floor elevation that is approximately four (4) feet higher than the loading area for the easternmost building. As shown, all building will have a floor elevation that is 1-4 feet higher than the surrounding grade, which will require retaining walls. Confirmation of this must be provided. Mr. Shambaugh (FPE Consulting Engineers) stated that both greenhouses must be level with each other for transporting products within both structures. Fill will be used to ensure floors are level with each other along with stone as the interior material which will facilitate transporting of goods. The loading dock is designed so trucks can back up to the building and be on the same elevation to load/unload goods. Retaining wall(s) will be used in this design.

Mr. Zepp brought up the Adams County Conservation District Letter dated January 20, 2015 citing the plan does not meet the requirements of PA Title 25, Chapter 102 Erosion Control. Obviously, additional revisions to the plan need to be addressed.

Mr. Shambaugh presented FPE Consulting Engineers Letter dated January 28, 2015, requesting an extension of time for deliberation on the proposed project to April 8, 2015. **Ms. Kimble moved, seconded by Mr. Zepp to recommend approval of the extension of time to April 8, 2015. Motion carried unanimously.**

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

GHI Engineers and Surveyors, in a letter dated January 27, 2015, requested an extension of time for approval of the Preliminary/Final Land Development Plan to May 4, 2015. **Mr. Zepp moved, seconded by Ms. Hamm to recommend approval of the extension of time to May 4, 2015. Motion carried unanimously.**

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

Beyond All Boundaries, in a letter dated January 20, 2015 was submitted requesting the Land Development Plan be withdrawn from further consideration by the Planning Commission and Board of Supervisors. No vote was needed, the plan is withdrawn in accordance with the request.

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

Mr. Gazsi (First Capital Engineering) gave an overview of the most recent resubmission of the project relating to Streetscape for the Starbucks/Peebles Plaza property. He stated that approximately 840' of walkway, 22 trees and 16 lights are proposed along this property.

The following modification outlined in Wm. F. Hill & Associates, Inc. Letter dated January 22, 2015 was discussed and supported by the Planning Commission:

5. SALDO 117-41.D & 117-41.F – This section requires the back face of the sidewalk to be located at the right-of-way for Route 30. The applicant has requested a **MODIFICATION** of this section. Existing utilities, signage and stormwater conveyance facilities prohibit consistent placement along Route 30 right-of-way and a temporary walkway from the edge of Route 30 shoulder (near the easternmost exiting headwall) up to the proposed concrete sidewalk will be constructed in order to provide temporary connectivity until the concrete walk can be extended onto the adjoining property.

Mr. Zepp moved, seconded by Mr. Catts to recommend approval of this modification for the Starbucks Revised Final Land Development Plan. Motion carried unanimously.

The Straban Township Planning Commission recommended conditional approval based on the review letter of Wm. F. Hill & Associates, Inc. dated January 22, 2015 to be satisfied as follows:

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

2. SALDO 117-20.B, 117-46 – A courtesy copy of this plan set must be provided to the Adams County Conservation District as this is a revision of the original Plan set.

3. SALDO 117-26.D - Financial Security in the amount of \$227,986.80 must be provided to the Township in a form acceptable to the Township Solicitor prior to Supervisors' signature.

4. SALDO 117-27.B(3) -The Plans shall be signed and sealed by the appropriate professionals prior to Supervisor's signature.

5. SALDO 117-41.D & 117-41.F – This section requires the back face of the sidewalk to be located at the right-of-way for Route 30. The Applicant has requested a **MODIFICATION** of this section. Planning Commission recommend approval of this modification-see above motion.

6. SALDO 117-60.C(3)(c) – The seal and signature of the Registered Landscape Architect shall be added prior to Supervisors' signature of the Plans.

Mr. Catts moved, seconded by Ms. Hamm. Motion carried unanimously.

Sheetz – Final Subdivision/Land Development Plan (30 Camp Letterman Drive) – Must act by 04/23/15

Mr. LaCesa (Sheetz, Inc.) gave an overview of the subdivision portion which would encompass consolidating existing lots and a lot addition to enlarge the current Sheetz property. The plan is to demolish an existing 13 year old Sheetz convenience store which is 4,300 square feet and re-build a new 6,489 square foot building with a drive-thru, seven new fuel islands and canopy. The idea is to build the new building while keeping the existing building operating and when the new building is complete, demolish old building and then revisit the gas services. The new building will contain 30 new seats, WIFI, café and drive-thru service utilizing touch screen(s). Food is paramount amenity followed by gasoline service. The amount of gasoline pumps will be seven instead of the eight pumps they currently have today. Mr. Lucas (Stevens & Lee) also facilitated in answering any questions from the Planning Commission.

The strategy is to work with the engineers on any outstanding items based on current review from both the Adams County Conservation District and Wm. F. Hill & Associates, Inc. and then resubmit a revised plan.

LTP Rentals – Final Subdivision/Land Development Plan (1895 York Road) – Must act by 04/29/15

Beyond All Boundaries, in an EMAIL dated January 28, 2015 submitted a request to table discussion at the Planning Commission meeting tonight in order to work through Wm. F. Hill & Associates, Inc. Letter dated January 22, 2015. A revised plan is intended to be submitted for February's Planning Commission meeting.

Advance Auto Parts – Final Land Development Plan (861 York Road) – Must act by 04/30/15

Mr. Stein (PennTerra Engineering) presented an overview of this plan along with Mr. Neill (Primax Properties) who fielded related questions. The submitted plan proposes the demolition of an existing miniature golf facility and the construction of a 6,889 square foot Advance Auto Parts store. Mr. Stein stated that they met with Gettysburg Municipal Authority on sidewalk placement to ensure existing sewer line locations. A notation on the plan will be added concerning any damages incurred on these lines will be the property owner's responsibility. The water lines are still being confirmed.

A few issues being addressed are (1) the need to consult with the Zoning Officer on the fake façade of the building since its main entrance is not located on a primary facade; (2) pending an NPDES permit from DEP for stormwater discharge; and (3) Adams County Office of Planning and Development comments.

Appearances:

None

Old/New Business

Act 209 – Land Use Assumption Report (LUAR)

Last month's (December 2014) Planning Commission it was decided to proceed by checking with County Planning to see if they are willing to participate in this endeavor (maybe in conjunction with the Capital Improvement Plan (CIP)) and at what capacity/role will they be involved with the Township. Ms. Hamm is in the process of discussing with Mr. Merkel (Adams County Office of Planning and Development) the options/roles associated with the County in this process.

Public Comment/General:

None

Adjournment

Mr. Zepp moved, seconded by Ms. Kimble to adjourn the meeting at 8:10 p.m. Motion carried unanimously.

NEXT MEETING: SUPERVISORS: February 2, 2015
PLANNING COMMISSION: February 25, 2015

Respectfully Submitted,

Tina M. McNaughton
Secretary