

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 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: Sandy and Lawrence Martin; Stanley Shrader; David Tshudy, Attorney from the Law Firm of Pepper Hamilton LLP representing Tractor Supply; Marcie Kammerer; Crissy Redding; Gary Linebaugh; Mark Walde, Road Master; Mike and Ronda Auker; Debbie Redding-Arnold; and Jeff Widmer, *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 March 2, 2015; Planning Commission meeting on February 25, 2015; and Recreation Board meeting on March 16, 2015. There were no other meetings/workshops.

Public Comment:

None.

Minutes:

Ms. Hamm moved, seconded by Mr. Kammerer, to approve the January 5, 2015 meeting minutes as presented. Motion carried unanimously.

Approve Bills:

Mr. Kammerer moved, seconded by Ms. Hamm, to approve the January 15, 2015 and January 29, 2015 bills for payment. Motion carried unanimously with Ms. Hamm recusing herself from the bills paid to Commonwealth Code Inspection Service.

Reports:

Road Master – Mark Walde presented to the Board the three (3) main road projects for this year. Two (2) of the projects will be paving on Natural Springs Road to Camp Letterman Drive; and Granite Station Road from 2081 Granite Station Rd. (Howe property) to Route 394. Both of these projects will be bid out. The other project is a milling project on Hoffman Road to Cavalry Field Road. This will be the purchase of material only and the renting of a milling machine. This milling machine will be rented by Straban, Mount Pleasant and Cumberland townships and the Gettysburg Borough. **Mr. Kammerer moved, seconded by Ms. Hamm to move forward with the bid process on the Natural Springs Road to Camp Letterman Drive; and the Granite Station Road from the Howe property to Rt. 394; and purchasing the materials and renting of the milling machine for the Hoffman Road to Cavalry Field Road project. Motion carried unanimously.**

Recreation Board – Ms. Arnold thanked the Board of Supervisors for giving the Recreation Advisory Board a chance to weigh in on the request for a waiver of recreation fees on the Auker Land

Development Plan. There was good conversation and the Recreation Board issued a response to the Board of Supervisors of which she understands the Board had for review at its workshop.

Solicitor – Solicitor Davis had nothing to report on.

Engineer – None at this time.

Fire – None.

SEO – None.

Appearance: Gary Linebaugh, 1979 Oxford Road, New Oxford, PA 17350 – Mr. Linebaugh come to request that the township consider installing signs on four (4) roads leading into New Chester to restrict the use of brake retarder (Jake brakes) by commercial motor vehicles. The houses in this area are close to the roads and there are young children and older adults living there. It is very disturbing when the vehicles use the Jake brakes in the middle of the night for no reason. The Jake brakes are supposed to be used on inclines so that the vehicles do not wear out their brakes. However, there is no reason on these roads for the Jake brakes. There are no inclines only declines. Mr. Sanders informed Mr. Linebaugh that the process is for the township to bring this matter to the State (PennDot) for approval. If the request is approved, then the township will install the signs as directed by the State. The township will ask for reimbursement from the residents for the one time purchase of the signs. The township will then be responsible for the installation, maintenance and replacement of the signs in the future. Solicitor Davis stated that in the meantime he will check to make sure a traffic/engineering study does not need to be done before an Ordinance is adopted. **Ms. Hamm moved, seconded by Mr. Kammerer to authorize the office to send a letter to PennDot requesting approval of the installation of these signs. Motion carried unanimously.**

Correspondence:

Ms. Crushong announced the following:

- December 2014 Report from Bonneauville Fire Department
- January 2015 Report from United Hook & Ladder
- Minutes of the Gettysburg Municipal Authority Board of Directors meeting held on December 15, 2014
- Minutes of the White Run Regional Municipal Authority meeting held on December 17, 2014

Old/New Business:

1. **Allocation to RabbitTransit – Ms. Hamm moved, seconded by Mr. Kammerer to approve an allocation to RabbitTransit in the amount of \$500.00 which will be moved on the 2015 General Fund Budget from Account No. 409.37 Twp Bldg. Repair/Maint. to new Account No. 423.54 RabbitTransit. Motion carried unanimously.**
2. **Sheetz, Inc. - Mr. Kammerer moved, seconded by Ms. Hamm to approve the Sewage Facilities Planning Module for Sheetz, Inc. at Route 30 and Camp Letterman Drive. Motion carried unanimously.**

3. **Planning Commission Member – Ms. Hamm moved, seconded by Mr. Kammerer to approve the appointment of George E. Mauser to the Straban Township Planning Commission for a four (4) year term ending on December 31, 2018.** Ms. Hamm stated that the Board of Supervisors prior to its workshop on Monday, January 26, 2015 interviewed some applicants for the position. **Motion carried unanimously.**
4. **Zoning Hearing Board Alternate – Mr. Kammerer moved, seconded by Ms. Hamm to approve the appointment of John D. Boblits, III to the Straban Township Zoning Hearing Board as an Alternate for a three (3) year term ending on December 31, 2017. Motion carried unanimously.**
5. **Recreation Board 2014 Annual Report – Ms. Hamm moved, seconded by Mr. Kammerer to approve the 2014 Annual Report from the Straban Township Parks and Recreation Advisory Board. Motion carried unanimously.**
6. **Tractor Supply Company (TKC CLXI, LLC) – It was noted that the Irrevocable Standby Letter of Credit in the total amount of \$735,624.45 for the guarantee completion of the Required Improvements was received on January 30, 2015 with an expiration date of December 31, 2015 with automatic extensions, without written amendment, for additional one (1) year periods. The Highway Occupancy Permit (HOP) documents have been reviewed by the traffic engineer and Solicitor and are ready for approval. The only outstanding document is the State Road Improvements Financial Security to be posted by developer with township in the form of a bond, letter of credit or restricted cash escrow account acceptable to township as agreed to in the “Development Agreement”. Ms. Crushong stated that a signed PDF copy of the Agreement was received today and the original will be received tomorrow by Federal Express. Mr. Kammerer moved, seconded by Ms. Hamm to approve Resolution No. 2015-03 authorizing the Chairman of the Board to sign the Application for Traffic Signal Approval, to sign the Applicant’s Authorization for Agent to Apply for Highway Occupancy Permit, to sign the “Route 30/Smith Road – Gateway Boulevard Signal Plans (mylars) prepared by TRG, Inc. and to sign the Development Agreement. Motion carried unanimously.**

Land Use Reviews:

Auker’s Greenhouse – Preliminary/Final Subdivision & Land Development Plan (3080 York Road) - **Must act by 02/03/15 (request waiver from paying recreation fee/extension of time to April 8, 2015).** Mr. Kammerer noted that information was received tonight by the Aukers concerning the request for waiver of the recreation fees. The Board of Supervisors have not had a chance to review the information so no decision will be made until the Board has had time to review the information. Mr. Kammerer did note that the Assessment Office was contacted and a greenhouse is not assessed since it is not considered a permanent building. Mr. Auker indicated that these greenhouse will not be opened to the public, however, the vegetable grown will be moved to the other greenhouses for retail sales. Ms. Hamm pointed out that the Penn State Extension states in its letter that once a greenhouse is used for retail sales, it becomes a farm market or store. Mr. Davis pulled a copy of the Ordinance concerning recreation fees and stressed that there is no distinction other than “residential” and if not residential then it is “non-residential”. Non-residential covers everything other than residential. This will be reviewed and discussed by the Board at a later time. There is also a request for an extension. **Ms. Hamm moved, seconded by Mr. Kammerer to approve the extension of time to April 8, 2015. Motion carried unanimously.**

Adams County Human Services Building – Preliminary/Final Land Development Plan (east side of Major Bell Lane) - **Must act by 02/12/15 (extension of time to May 4, 2015). Mr. Kammerer moved, seconded by Ms. Hamm to approve 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) (request to withdrawal plan) Ms. Hamm moved, seconded by Mr. Kammerer to accept the withdrawal as stated in the letter dated January 20, 2015 from Beyond All Boundaries. Motion carried unanimously.**

Starbucks – Revised Final Land Development Plan (Peebles Plaza Shopping Center – 1275 York Road) – **Must act by 03/17/15 (Planning Commission recommended Modification approval and conditional approval of plan).** Ms. Hamm stated that the Planning Commission recommended approval of the modification outlined in Wm. F. Hill & Associates letter dated January 22, 2015 and referenced as follows:

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 existing 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. **Ms. Hamm moved, seconded by Mr. Kammerer to approve the modification as referenced in Wm. F. Hill & Associates letter dated January 22, 2015 and referenced as #5. Motion carried unanimously.**

Mr. Hill indicated that the revised plan delivered to his office and the township office today has met all of the conditions except for the posting of the Financial Security in the amount of \$227,986.80. The township is holding an Irrevocable Standby Letter of Credit in the amount of \$124,536.00 which was posted at the time of development of the Starbuck building to secure completion of the Route 30 streetscape improvements. The revised Financial Security must be posted.

Ms. Hamm moved, seconded by Mr. Kammerer to approve the Revised Final Land Development Plan of Starbucks conditioned upon condition #3 as referenced in Wm. F. Hill & Associates letter dated January 22, 2015, be met by posting financial security in the amount of \$227,986.80 with the township in a form acceptable to the Township Solicitor prior to Supervisors' signature. Motion carried unanimously.

Public Comment:

Stanley Shrader – Asked what the Ordinances say about hauling in trash and tires and burning it on property in the township. Mr. Davis told him that the Law Library located at the Courthouse on the Third Floor has a copy of the township Ordinances or he could go on-line if he has access to the internet and get them off the township website. He could also contact Bill Gardiner or Earl Baer to discuss. Mr. Shrader stated that he was in last year and spoke to Mr. Gardiner about this issue and nothing was done. Mr. Sanders stated that he could also contact the Department of Environmental Protection (DEP). Mr. Davis said he could also contact Bicky Redman at the County. Mr. Shrader will

stop in the township office on Wednesday when Earl Baer (Zoning Officer) is in the office and talk to him about the issue.

Questions from the Press:

Jeff Widmer from the *Gettysburg Times* – This is Mr. Widmer's first day on the job and he personally introduced himself to everyone. He will be covering the township meetings.

Adjournment:

With no further business to come before the Board, Mr. Kammerer moved, seconded by Ms. Hamm to adjourn the meeting at 7:48 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 March 2, 2015 at 7:00 p.m.