

STRABAN TOWNSHIP PLANNING COMMISSION

Alan Zepp, Darrin Catts, Patt Kimble, Sharon Hamm, George Mauser

MEETING OF: February 25, 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, Member George Mauser, Township Engineer Erik Vranich, and Zoning Officer Earl Baer.

Others in attendance: John Gazsi, First Capital Engineering; John Luciani, First Capital Engineering; Mike LaCesa, Sheetz Inc.; and Ron Lucas, Stevens & Lee.

Minutes:

Ms. Kimble moved, seconded by Ms. Hamm to approve the January 28, 2015 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

KPI Technology, in a letter dated February 19, 2015, requested an extension of time for approval of the Preliminary/Final Land Development Plan to September 9, 2015. **Mr. Catts moved, seconded by Ms. Kimble to recommend approval of the extension of time to September 9, 2015. Motion carried unanimously.**

Auker's Greenhouse – Prel/Final Subdivision & Land Development Plan (3080 York Road) – Must act by 04/08/15

A revised plan was submitted February 23, 2015. A meeting is scheduled between Mr. Vranich (Wm. F. Hill & Associates, Inc.) and FPE Consulting Engineers on March 2, 2015 in order to review said plans.

Adams County Human Services Building – Prel/Final Land Development Plan (east side of Major Bell Lane) – Must act by 05/04/15

No discussion.

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

Mr. Lucas (Stevens & Lee) led the discussion of the comments outlined in Wm. F. Hill & Associates, Inc. Letter dated February 23, 2015.

1. ZO 140-12.E(2) – In the event that a building's main entrance is not located on a primary facade, the primary facade shall still be designed to appear to have a main entrance, including door open to the public, windows and other architectural details similar to those found on the actual main entrance. The Zoning Officer shall determine compliance with this section. A revised plan/design rendering windows, alarmed metal door (not open to the public-for emergency only designation), removing the MTO sign and adding awning over the door was presented for the first time to the Township Zoning Officer and Engineer. The façade in question faces Camp Letterman Road. Mr. Baer, Zoning Officer needs time to review this new design/plan.

2. ZO 140-12.H -This section of the Zoning Ordinance requires the installation of U.S. Route 30 streetscape enhancements. Notation must be added to the Plans that "Further development of the Bratic or Kocher properties may require the installation of streetscape improvements at that time." Mr. Lucas stated that this will be added to the plans. A question from Mr. Zepp indicating logic as to why this parcel of land would not be subject to this zoning ordinance. Mr. Vranich stated that he conversed with Mr. Davis, Township Solicitor on that point and this parcel of land is not a subdivision or land development; but, a lot receiving land (i.e., lot addition).

3. ZO 140-53 – Any and all signage must be submitted for review and permitted by the Township prior to signature by the Supervisors. Mr. Lucas stated that application for signage will not occur until after plans have been signed and it is appropriate to state that any and all signage must be submitted for review and will require permit by the Township after plan approval. Mr. Vranich stated that this is a standard zoning ordinance that is added to all plan reviews.

10. SALDO 117-27.B(26) -The existing use of the Kocher property must be listed on the Plans. This notation will be added per Mr. Lucas.

17. It is noted that the Developer depicts additional right-of-way to be dedicated for the purposes of the extension of Camp Letterman Drive. The Township Solicitor shall review all information regarding this right-of-way and any stormwater requirements or infrastructure which may be within the right-of-way.

18. A letter must be submitted to the Township from Gettysburg Municipal Authority stating the approval of the sanitary sewer and water design. The Township should not approve the Plans with the possibility of revisions being required by Gettysburg Municipal Authority. It should be noted that the proposed relocated waterline is not depicted in plan view or profile on Sheet C-10. Mr. Lucas referenced a Letter from GMA dated February 19, 2015 willingness to provide services which is subject to possible conditions being met at the time of the request to commence services.

20. This project is subject to impact fees for transportation capital improvements, as detailed within the letter dated 2/9/2015 from the Straban Township Traffic Engineer. It was pointed out by Mr. Lucas that they may be eligible for credit on their impact fees for any extension of Camp Letterman Drive.

30. SWM 109-32.A – The Stormwater Management Practices, Facilities, and Systems Maintenance and Monitoring Agreement must be signed and recorded prior to plan approval. This will be done prior to plan approval per Mr. Lucas.

Mr. Vranich continued the discussion of additional comments/items outlined in the same letter as referenced by Mr. Lucas. Some of these items were waivers and modifications requested by the applicant; however, at this point in time, only guidance/direction is given from the Planning Commission.

5. SALDO 117-17 – This section establishes the requirements for Preliminary Plan submission. The Developer has requested a **WAIVER** of this section. Our office has reviewed the submitted Plan as a Preliminary/Final Plan and therefore would not object to this Waiver. The Township agrees that working through these issues in order to create a clean plan to submit as the Preliminary/Final would be the proper path.

6. SALDO 117-20.A – Approval of the Planning Module Mailer must be provided to the Township prior to Final Plan approval. In addition, the proposed subdivision relating to the Kocher property will require the submission of a Non-Building Declaration and associated notation on the Plans. The Township agrees with this item; as does the representatives of the project.

8. SALDO 117-20.K, 117-27.8(32), 117-52 – A Traffic Impact Study must be submitted to the Township Traffic Engineer and approved prior to Plan approval. The Developer has requested a **WAIVER** of this requirement. The Township Traffic Engineer has provided recommendations regarding this waiver request in a letter dated 2/9/2015. Mr. Vranich pointed out that the recommendation in this letter requested a site access study to verify the operations and storage lengths for the turn lanes be performed based on new and pass-by trip generations. Mr. Lucas pointed out that the customer area is under 3,200' and that the additional square footage is for food preparation, employee areas and not necessarily for customers. Both access drives already exist with an additional access drive which is a dead end; therefore, no increase in traffic would be anticipated. The Planning Commission recommended that they work this out and discuss with the Township Traffic Engineer who is the official representative for the Township in this matter.

12. SALDO 117.30.A(4) -This section requires the installation of a temporary cul-de-sac at the end of all roads that are not completed. The Developer has requested a **WAIVER** of this section. The Township does not maintain or need access of this road; so therefore, no objections.

13. SALDO 117-30.B(3) - In accordance with the CIP, additional right-of-way may need to be dedicated along Route 30. The Township Engineer and Township Traffic Engineer must be contacted to determine the extent of right-of-way needed. Mr. Vranich reviewed and approved the signal plan and it should not affect sidewalk and landscaping; however, recommend that the Township Engineer should provide input on this issue.

14. SALDO 117-30.D – This section establishes a minimum horizontal curve radius of 300'. It appears that the centerline curve along Camp Letterman Drive has a radius of 237.50.

A draft depicting the re-striping of Camp Letterman Drive was submitted for preliminary review and, provided the access management plan requested by the Traffic Engineer is acceptable, the striping has been determined to be adequate. However additional right-of-way along Camp Letterman Drive, specifically along the southern curb line, will be required to ensure that the transition in this area can be constructed at full build out. The proposed striping must also be reflected on the revised Plan. Planning Commission recommended they consult with the Township Engineer on this issue.

15. SALDO 117-31.A – Off-street parking is not permitted to be located between a structure containing a principal use and an adjacent road right-of-way. A **WAIVER** of this section has been requested by the Developer. Based on the prior variance approval by the Zoning Hearing Board, for the zoning requirement prohibiting parking in the front yard, a waiver may be appropriate.

23. SWM 109-23.A.2.e – This section establishes the requirement for 1.0 feet of freeboard for stormwater management basins. The Developer has requested a **MODIFICATION** of this section to allow for 0.5 feet of freeboard. Based on the shallow nature of the stormwater basin, our office would not object to the requested modification. The stormwater basin is a maximum of 4 feet and this requirement would prevent failure; therefore, this request is acceptable to Mr. Vranich.

24. SWM 109-23.A.2.i [1] -This section establishes the maximum detention basin embankment slope of 4:1. The Developer has requested a **MODIFICATION** of this section to allow 3:1 sideslopes. Our office would support the Modification as requested due to the shallow depth. Mr. Vranich stated that he is fine with this request based on no foot traffic and it is not on the parking side.

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

No discussion. Mr. Vranich stated they are pending stormwater management testing/results.

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

Penn Terra Engineering, Inc., in an EMAIL dated February 19, 2015 submitted requesting not to be placed on this Planning Commission agenda for tonight in order to revise the plan and present at the March Planning Commission meeting.

Appearances:

None

Old/New Business

Act 209 – Land Use Assumption Report (LUAR)

At December 2014 Planning Commission meeting it was decided to proceed by checking with County Planning to see if they are willing to participate in the process of amending the LUAR and at what capacity/role will they be involved with the Township. Mr. Merkel from Adams County Planning and Development was present to discuss the following items:

- LUAR – Mr. Merkel discussed the need for a more recent analysis of the population, growth and proposed developments of Straban Township which is the primary purpose of this report. He stated that this report was done in 2005 and a significant decline (approximately 70%) in residential units/growth over the forecasted time period. This document is prepared to discuss existing conditions, estimate future conditions based on existing approved and proposed Land Development Plans. This report does not accurately reflect these environments.

Mr. Merkel offered the County's assistance; however, a project fee schedule is in place and a committee (7-15 members) composing of Township committee members, Traffic Engineer, community developers would be required to provide valuable insight/input.

Mr. Catts moved, seconded by Mr. Zepp to recommend approval of working with the County on developing the Land Use Assumption Report. Motion carried unanimously.

- Joint Comprehensive Improvement Plan (CIP) - The County is looking at this development process by identifying character areas (i.e., agricultural, natural, preserved, historical and cultural, etc.,). This course of action will assist in detecting areas of conflict, providing justification (i.e., trends and current utilities available) of areas, historical perspective as well as cause and effect of any proposed modifications. Presently, Mr. Mauser, Ms. Kimble and Ms. Hamm have been participating in meetings with the County on providing information only to assist the County with this Plan.

- Functional Classification of Roads – prioritizes roads for eligibility for Federal Highway funds. This encompasses state-owned roads as well as select few municipally-owned roads. Mr. Merkel mentioned that some Township roads may qualify to fall under this classification which would enable the opportunity to obtain federal funding through the Transportation Improvement Program (TIP). Classifications are based on the role it plays in vehicle movement, existing and future land use development, design and construction. One such road that may fall into this category would be Shealer Road corridor to Boyds School Road. Mr. Zepp questioned if looking at potential roads should wait and go hand-in-hand with the LUAR and CIP? Mr. Merkel stated that it could be looked at simultaneously as a logical approach.

Public Comment/General:

None

Adjournment

Mr. Zepp moved, seconded by Mr. Catts to adjourn the meeting at 9:20 p.m. Motion carried unanimously.

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

Respectfully Submitted,

Tina M. McNaughton
Secretary