

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: Charles Suhr, Attorney from Stevens & Lee; Dan Thornton, TRG, Inc.; Dave Sites; Crissy Redding, Township Tax Collector; Joyce Wentz; Erik Bowmaster, Biglerville Hose & Truck Co.#1; 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 May 4, 2015; Planning Commission meeting on April 22, 2015; and Recreation Board meeting on May 18, 2015. There was a workshop held on March 11, 2015 with Dave Sites concerning a possible Daycare Center at the Commerce Park.

### **Public Comment:**

None.

### **Minutes:**

Ms. Hamm moved, seconded by Mr. Kammerer, to approve the March 2, 2015 meeting minutes as presented. Motion carried unanimously.

### **Approve Bills:**

Mr. Kammerer moved, seconded by Ms. Hamm, to approve the March 12, 2015 and March 26, 2015 bills for payment. Motion carried unanimously with Ms. Hamm recusing herself from any bills paid to Commonwealth Code Inspection Service.

### **Reports:**

**Solicitor:** Ms. Hamm asked Mr. Davis to explain why the language for "awning sign" definition was suggested by him to be revised. Mr. Davis stated that the Zoning Hearing Board in the Sheetz, Inc. case upheld that a structure sticking out the side of the building was determined to be a canopy with the current definition. In adding the language "wind-up or removable awning or part of a fabric or plastic cover" will clarify the intent. Also, adding language that it could be "on a cover over retail gasoline and diesel dispensing pumps or an electric vehicle recharge station" will indicate that it will not be a permanent part of the building. The Planning Commission or the Board of Supervisors could initiate this revision. Since it is a zoning issue, it will need to go to the County Planning Commission for review and comment as well.

**Fire:** Eric Bowmaster from Biglerville Hose & Truck Co.#1 spoke to the Board about the recent announcement of the Adams Regional ALS. Biglerville Hose & Truck Co.#1 was included in the discussions but chose not to join the Adams Regional ALS. There is an informational meeting scheduled at the Biglerville Hose & Truck Co.#1 at the Biglerville station on Thursday, April 16, 2015 that he requested a representative of Straban Township to attend. In January, Biglerville contracted with Healthstat Medical who is out of Hanover, PA. They are in the process of getting the final approvals which should all be done by June 1<sup>st</sup> of this year. They are going to be announcing the expansion of EMS services by the Biglerville Hose & Truck Co.#1 into Advanced Life Support (ALS) and will go into why they did not go with the Adams Regional ALS.

**Appearance:**

None.

**Correspondence:**

Ms. Crushong announced the following:

- February 2015 Report from Bonneauville Fire Department
- March 2015 Report from United Hook & Ladder
- February 2015 Report from Gettysburg Fire Department
- Minutes of the Gettysburg Municipal Authority Board of Directors meeting held on February 16, 2015
- Minutes of the White Run Regional Municipal Authority meeting held on February 18, 2015.

**Old/New Business:**

**1. Appointment to Recreation Advisory Board – Ms. Hamm moved, seconded by Mr. Kammerer to appoint Peter G. Sontheimer to the Recreation Advisory Board for a five (5) year term to end on December 31, 2019. Motion carried unanimously.**

**2. Opening of bids for Granite Station and Natural Springs Roads Project – Ms. Crushong opened the envelopes; Mr. Sander read off the bids; and Mr. Davis made sure that the bonds were in order. See bids below. Ms. Hamm moved, seconded by Mr. Kammerer to give the Roadmaster a chance to review the bids and set May 4, 2015 to award the bids. Motion carried unanimously.**

Name	Granite Station Rd. Project		Natural Springs Rd. Project	
	Furnish/Place	Place	Furnish/Place	Place
C.E. Williams' Sons, Inc.	\$185,180.00	\$55,160.00	\$104,147.00	\$50,297.00
Valley Quarries, Inc.	\$172,500.00	\$0.00	\$88,837.00	\$0.00
Stewart & Tate, Inc.	\$147,969.20	\$26,306.70	\$64,277.32	\$19,278.16

Name	Thermoplastic Markings
Alpha Space Control	\$9,892.00

3. **Opening of bids for E-3M Emulsion** – Ms. Crushong opened the envelopes; Mr. Sander read off the bids; and Mr. Davis made sure that the bonds were in order. See bids below. **Ms. Hamm moved, seconded by Mr. Kammerer to give the Roadmaster a chance to review the bids and set May 4, 2015 as the date to award the bids. Motion carried unanimously.**

Name	E-3M Emulsion	
	Unit Price	Total
Hammaker East Ltd.	\$2.23	\$66,900.00
Midland Asphalt Materials, Inc.	\$2.30	\$69,000.00

4. **Ordinance No. 2015-06 Intergovernmental Cooperation Agreement for School Resource Officer (SRO)** – Mr. Kammerer moved, seconded by Ms. Hamm to adopt Ordinance No. 2015-06 authorizing the implementation of the Intergovernmental Cooperation Agreement for School Resource Officer. **Motion carried unanimously.**

5. **Resolution No. 2015-06 – Plank’s Field** – Mr. Davis explained that the developer of Plank’s Field indicated to the Homeowners Association that he was not finishing the roads. The township is holding a financial security for the work to be done. The financial security will expire April 13, 2015. This Resolution will “authorize” certain persons of the township to present all documents necessary or convenient to call the Letter of Credit (LOC) in order to obtain the funds obligated in the LOC. If the developer moves forward and the Homeowners Association is pleased, the township will not have to call the LOC. **Ms. Hamm moved, seconded by Mr. Kammerer to adopt Resolution No. 2015-**

**06 authorizing the call of the Irrevocable Standby Letter of Credit. Motion carried unanimously.**

**6. Resolution No. 2015-07 – Green Light-Go Agreement – Mr. Kammerer moved, seconded by Ms. Hamm to authorize the Chairman to submit the Green Light-Go Agreement and sign the Application. Motion carried unanimously.**

**7. Resolution No. 2015-08 – 2015 Hazard Mitigation Plan – Mr. Kammerer moved, seconded Ms. Hamm to adopt Resolution No. 2015-08 adopting the 2015 Hazard Mitigation Plan. Motion carried unanimously.**

**8. Building Code Official, Zoning Officer and Code Enforcement Officer – Mr. Kammerer stated that Commonwealth Code Inspection Service (CCIS) which handles the township building code, zoning and enforcements right now, has changed staff. Mr. Kammerer moved, seconded by Mr. Sanders to table this matter until the next Board meeting on Monday, May 4, 2015. Motion carried unanimously with Ms. Hamm recusing herself from the vote.** Mr. Davis informed Ms. Hamm that she needs to get a written statement to the office concerning why she recuses herself from CCIS things.

**9. YWCA Daycare – Lot 22 Adams Commerce Center – Impact Fees – Charles Suhr, Attorney for David Sites, the builder of the new YWCA Daycare at Lot 22 in the Commerce Center, had issued a letter dated March 23, 2015 to the Board of Supervisors requesting the Board to consider two (2) options in the way of traffic impact fees for this project. The economics of the project does not allow for payment of \$462,848 in traffic impact fees for a relocation of this non-profit organization. Option 1 would be to pay a traffic impact fee of \$97,632 for the new trips being generated by the new, expanded facility (27 trips x \$3,616). Option 2 would be a modification request to reduce the traffic impact fee to \$100,000.00. The Board discussed in detail the revision of the Ordinance to address existing relocation user credit such as this one that pre-dates impact fees. The Commerce Center development was built 15 years ago which was prior to the implementation of Traffic Impact Fees. The Board asked if Mr. Sites would be willing to pay the township costs of a Text Amendment to include relocation credits within the same development in the Ordinance which would include advertisement costs, hearing costs, codification costs, etc. not to exceed \$5,000.00. The ordinance process takes about 90 days to complete and Mr. Sites did not want to wait for the 90 days for the Ordinance to be updated. Mr. Sites agreed to pay the township costs not to exceed \$5,000.00. Mr. Sanders moved, seconded by Ms. Hamm to grant the fee to be collected on traffic impact fees for this proposed project at \$100,000.00 on condition that David Sites, developer of this proposed project, will pay for township fees associated with a Text Amendment to include relocation credits within the same development not to exceed \$5,000.00. Mr. Davis stated that it would be better if the township stayed with an amount that was calculated out instead of a modification requested amount. Mr. Sanders amended his motion, and Ms. Hamm amended her second to grant the fee to be collected on traffic impact fees for this proposed project at \$97,632.00 on condition that David Sites, developer of this proposed project, will pay for township fees associated with a Text Amendment to include relocation credits within the same development not to exceed \$5,000.00.**

**10. ACTPO Functional Classification Revisions – The Adams County Transportation Planning Organization (ACTPO) in coordination with the Pennsylvania Department of Transportation (PennDOT) is updating the Functional Classification of all roads on the Federal-aid Highway System in Adams**

County. The Functional Classification of a road is used primarily to determine eligibility for Federal Highway funds. ACTPO has requested that the township consider including Shealer/Boyd's School Road on the Functional Classification revisions. **Ms. Hamm moved, seconded by Mr. Kammerer to include Shealer/Boyd's School Road on the Functional Classification Revisions. Motion carried unanimously.**

11. **Elgen Alternate Systems** – Dean Shultz, Township Sewage Enforcement Officer, has requested clarification as to what the Board of Supervisors would like done. Department of Environmental Protection (DEP) had required a maintenance contract on these systems to be inspected every year. The manufacturer of the elgen system has informed DEP that a maintenance contract is not necessary so DEP is not requiring this anymore. How the elgen alternate systems work is that a small computer mounts on the side of the house and a sensitive "box" is located in the tank. Mr. Shultz has requested that the township give him direction on this. Up to this point, Straban Township has required maintenance contracts for all of its alternate systems. **Mr. Kammerer moved, seconded by Ms. Hamm that any alternate systems that need to be put in within Straban Township will require a maintenance contract and inspections. Motion carried unanimously.**

#### **Land Use Reviews:**

Auker's Greenhouse – Preliminary/Final Subdivision & Land Development Plan (3080 York Road) - **Must act by 04/08/15 (request for time extension to 5/6/15).** Ms. Hamm stated that the Planning Commission recommended the time extension. There are also a number of modifications/waivers that the Board can deal with when the plan comes to it for final approval. **Ms. Hamm moved, seconded by Mr. Kammerer to approve the extension of time to May 6, 2015. Motion carried unanimously.**

Sheetz Store #326 Re-Build – Final Subdivision & Land Development Plan – (30 Camp Letterman Dr.) - **Must act by 04/22/15. Ms. Hamm moved, seconded by Mr. Kammerer to approve the extension of time to June 21, 2015. Motion carried unanimously.**

LTP Rentals – Final Subdivision/Land Development Plan (1895 York Road) – **Must act by 4/28/15 (request for time extension to 6/29/15).** Ms. Hamm moved, seconded by Mr. Kammerer to approve the extension of time to June 29, 2015. Motion carried unanimously.

Advance Auto Parts – Final Land Development Plan (801 York Road) – **Must act by 4/28/15 (request for time extension to 7/6/15).** Ms. Hamm moved, seconded by Mr. Kammerer to approve the extension of time to July 6, 2015. Motion carried unanimously.

#### **Public Comment:**

None.

#### **Questions from the Press:**

None.

**Adjournment:**

With no further business to come before the Board, Ms. Hamm moved, seconded by Mr. Sanders to adjourn the meeting at 8:30 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 May 4, 2015 at 7:00 p.m.**