

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: John L. Shambaugh, FPE Consulting Engineers representing Auker's Greenhouse; Michael and Ronda Auker; Ronald Lucas, Stevens & Lee, representing Sheetz, Inc.; Mike LaCesa, Sheetz, Inc.; John Gazsi, First Capital Engineering representing Sheetz, Inc.; Terry Sheldon, Beyond All Boundaries representing LTP Rentals; Brian Redding, LTP Rentals; Debbie Redding Arnold; Dusan Bratic; Joey Byrne, United Hook & Ladder; 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 June 1, 2015; Planning Commission meeting on May 27, 2015; and Recreation Board meeting on May 18, 2015. There were no other workshops held.

### **Public Comment:**

None.

### **Minutes:**

Mr. Kammerer moved, seconded by Ms. Hamm, to approve the April 6, 2015 meeting minutes as presented. Motion carried unanimously.

### **Approve Bills:**

Ms. Hamm moved, seconded by Mr. Kammerer, to approve the April 9, 2015 and April 23, 2015 bills for payment. Motion carried unanimously.

### **Reports:**

**Recreation:** Ms. Arnold had three (3) questions that she wanted to ask the Board of Supervisors:

1. Since the Governor signed Act 135 authorizing the use of recreation funds to pay for the costs of maintaining recreation parks, the Recreation Board would like direction

on how the Board of Supervisors want this handled. It is our understanding that the approved 2015 Budget included \$3,700.00 for the maintenance costs to come out of the General Fund. Mr. Sanders stated that since maintenance costs are allowed to come out of the recreation funds that the recreation fund would pay these costs. Ms. Arnold asked that since the approved 2015 Budget allocated \$3,700.00 for maintenance of the park out of the General Fund would the funds be transferred over to the recreation fund. Mr. Sanders stated that the Recreation Advisory Board needs to decide this and make a suggestion to the Board of Supervisors.

2. Baseball teams would like to make improvements to the fields and donate material and labor. Is there any problem with the donation of materials and labor? Mr. Davis stated that the township will need to check with its insurance company and make sure that these individuals would be covered under the township insurance.
3. Softball teams would like to donate money and replace the team benches at Field C. If monies were received would they go directly into the recreation fund? Yes. The donations would be deposited directly into the recreation fund.

**Solicitor:** Mr. Davis was asked to bring the Board up to date on the Smith's Septic Disposal Service matter. Mr. Davis indicated that this matter may go to litigation and he and Attorney Phillips would like to discuss this with the Board of Supervisors in an executive session at some point.

**Fire:** Mr. Byrne presented the Board of Supervisors with changes in box alarm cards due to Medic #28 being removed on July 1<sup>st</sup>. Those areas will now be serviced by the Adams Regional ALS. These box alarm cards are for United Hook & Ladder making adjustments to Box Alarm Cards 33-9 and 33-8 including 33, MICU19 and MCIU1 (Mobile Intensive Care Unit).

**Ms. Hamm moved, seconded by Mr. Kammerer to approve Box Alarm Cards 33-9 and 33-8 as presented.** Ms. Hamm asked if the EMS Department has approved these. Mr. Byrne said they did. **Motion carried unanimously.**

**Appearance:**

None.

**Correspondence:**

Ms. Crushong announced the following:

- March 2015 Report from Bonneauville Fire Department
- April 2015 Report from United Hook & Ladder
- March 2015 Report from Gettysburg Fire Department
- Minutes of the Gettysburg Municipal Authority Board of Directors meeting held on March 16, 2015

- Minutes of the White Run Regional Municipal Authority meeting held on March 18, 2015
- Minutes of the York Adams Tax Bureau meeting held on April 27, 2015

**Old/New Business:**

- 1. Awarding bid for Granite Station/Natural Springs Road Projects – Mr. Sanders moved, seconded by Ms. Hamm to award Stewart & Tate, Inc. to furnish/place for Granite Station Road in the amount of \$147,969.20 and to furnish/place for Natural Springs Road in the amount of \$64,277.32 for a total cost of \$212,246.52. Motion carried unanimously.**
- 2. Awarding bid for E-3M Emulsion – Mr. Sanders moved, seconded by Ms. Hamm to award Hammaker East Ltd. To provide 30,000 gal., more or less, at the Unit Price of \$2.23 at a total price of \$66,900.00. Motion carried unanimously.**
- 3. Awarding bid for municipal accessory building – Mr. Kammerer moved, seconded by Ms. Hamm to award Agpoint Construction Services the general construction bid in the amount of \$238,767.00; GESI the electrical bid in the amount of \$27,900.00; Carl E. Frantz the mechanical bid in the amount of \$12,800.00; and Carl E. Frantz the plumbing bid in the amount of \$31,750.00 for a total project cost of \$311,217.00. Ms. Hamm pointed out that this process certainly was higher than anticipated but the building is needed. Motion carried unanimously.**
- 4. Resolution No. 2015-09 – Mr. Davis explained that this resolution authorizes maintenance agreements for an alternate system to meet the approval of the Sewage Enforcement Officer and it requires a maintenance agreement on these alternate systems. It has come to the township's attention that the Department of Environmental Protection (DEP) is not requiring the maintenance agreements anymore so the township is setting its own standards. Ms. Hamm moved, seconded by Mr. Kammerer to adopt Resolution No. 2015-09 of the Board of Supervisors of Straban Township to enter into installation and maintenance agreements for alternate systems installed in Straban Township, Adams County, including, but not limited to, eljen geotextile sand filter (GSF) septic disposal systems and alternate perc-rite micromound wastewater disposal systems. Motion carried unanimously.**
- 5. Installation and Maintenance Agreement – Ms. Hamm moved, seconded by Mr. Kammerer to approve the Installation and Maintenance Agreement for Eljen Geotextile Sand Filter (GSF) Septic Disposal System for Kathryn L. Hillard and Mark L. Hillard, for property at 196 Leedy Road. Motion carried unanimously.**
- 6. Installation and Maintenance Agreement – Ms. Hamm moved, seconded by Mr. Kammerer to approve the Installation and Maintenance Agreement for Eljen Geotextile Sand Filter (GSF) Septic Disposal System for Bruce L. Wagner Estate,**

**Richard E. Wagner, executor, for property at 235 Carey Lane. Motion carried unanimously.**

**7. York Adams Tax Bureau Representative and Alternate Representative – Mr. Sanders moved, seconded by Ms. Hamm to appoint Paul Kriger as York Adams Tax Bureau Representative and Christine Redding as Alternate Representative. 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 had changes in staff. Mr. Sanders and Mr. Kammerer interviewed Earl Baer and Andy Nelson, CCIS, Clem Malot, PA Municipal Code Alliance, Inc. (PMCA) and Wilbur Slothour, Land & Sea. Ms. Hamm works for one of the firms so she did not participate. Mr. Davis indicated that Ms. Hamm needs to prepare a letter to the Board of Supervisors indicating that she did not participate in any of the interviews, discussion or vote. Mr. Kammerer moved, seconded by Mr. Sanders to hire Land & Sea as the township Code Enforcement Officer, Zoning Officer and Building Code Official tentatively on a six (6) month probation period to be reviewed again in six (6) months with no contract. It will be discussed between the office personnel, CCIS and Land and Sea how best to handle the transition. Letters will be sent to all parties that were interviewed. Motion carried unanimously with two votes only. Ms. Hamm did not vote.**

**9. Reduction in Financial Security Bond Release for Southern States – Ms. Hamm moved, seconded by Mr. Kammerer to approve the reduction in financial security bond in the amount of \$12,529.00 as recommended by Wm. F. Hill & Associates by letter dated April 27, 2015. The current bond reduction total (\$12,529.00) adjusts the originally required financial security for this project from \$16,956.50 to \$4,427.50. Motion carried unanimously.**

**10. Sewage Facilities Planning Module – Advance Auto Parts - Mr. Sanders moved, seconded by Mr. Kammerer to approve the Sewage Facilities Planning Module for Advance Auto Parts (801 York Rd.) Motion carried unanimously.**

**11. Definition of awning sign – Ms. Hamm moved, seconded by Mr. Sanders to send the proposed amendment regarding definition of awning sign to Planning Commission for review. Motion carried with Mr. Kammerer abstaining.**

### **Land Use Reviews:**

**Auker's Greenhouse – Preliminary/Final Subdivision & Land Development Plan (3080 York Road) - Must act by 05/06/15.**

2.a. SALDO 117-17-Preliminary plan requirements – **WAIVER** requested.

**Ms. Hamm moved, seconded by Mr. Sanders to approve the requested waiver 2.a. depicted in the Wm. F. Hill Letter dated April 21, 2015 for the Auker's Greenhouse Prel./Final Land Development Plan. Motion carried unanimously.**

2.b. SALDO 117-40.A-Curbing requirement – **WAIVER** requested.

**Ms. Hamm moved, seconded by Mr. Kammerer to approve the requested waiver 2.b. depicted in the Wm. F. Hill Letter dated April 21, 2015 for the Auker's Greenhouse Prel./Final Land Development Plan. Motion carried unanimously.**

2.c. SALDO 117-41.C-Sidewalk requirement – **WAIVER** requested.

**Ms. Hamm moved, seconded by Mr. Sanders to approve the waiver 2.c. depicted in the Wm. F. Hill Letter dated April 21, 2015 for the Auker's Greenhouse Prel./Final Land Development Plan.** Ms. Hamm asked if a note was added to the plan concerning this waiver. Mr. Sanders read General Note No. 7 on the plan as follows: If sidewalk becomes available on neighboring properties, or upon notification by Straban Township, the landowner shall construct sidewalk in accordance with the Township Ordinance. **Motion carried unanimously.**

2.d. SALDO 117-50 – Requirement for Recreation Fees – **WAIVER** requested.

Mr. Kammerer based his decision on considering the Auker's Greenhouse project as an "agribusiness operation" by definition and that it fell under the "production operation" of this definition. Mr. Kammerer also pointed out that greenhouses, nurseries are not assessed at the appraiser's office. **Mr. Kammerer moved, seconded by Mr. Sanders to approve the waiver 2.d. depicted in the Wm. F. Hill Letter dated April 21, 2015 for the Auker's Greenhouse Prel./Final Land Development Plan. Ms. Hamm cast the negative vote. Motion carried 2-1.**

2.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 object to the use of 3:1 slopes within the shallow basin.

**Ms. Hamm moved, seconded by Mr. Kammerer to approve the waiver 8.c. depicted in the Wm. F. Hill Letter dated April 21, 2015 for the Auker's Greenhouse Prel./Final Land Development Plan. Motion carried unanimously.**

2.f. 109-23.A.2.j - The minimum top width of detention basin berms shall be six feet. The grading as depicted, will not allow the basin to be constructed properly. The

width between the 586 contours is four feet, however at a 3:1 slope, there is enough space for a top of bank elevation of 586.75 with any top width. Requested to allow for a 4' top of embankment width for basin as opposed to 6' width as required by ordinance. We support due to shallow nature of basin. **MODIFICATION**.

**Ms. Hamm moved, seconded by Mr. Kammerer to approve the modification 8.d. depicted in the Wm. F. Hill Letter dated April 21, 2015 for the Auker's Greenhouse Prel./Final Land Development Plan. Motion carried unanimously.**

**Ms. Hamm moved, seconded by Mr. Kammerer to approve the plan conditioned upon the following conditions as outlined in Wm. F. Hill & Associates letter dated April 21, 2015 being met prior to Board of Supervisors signature on the plan:**

- 1.a. SALDO 117-27.B(8) - Signature of the engineer's certification
  - 1.b. SALDO 117-27.B(29) - Owner's Acknowledgement and adjacent landowner's signature for the grading easement.
  - 1.c. SALDO 117-60.C(3)(c) - Landscape Architect signature
  - 1.d. SWM 109-25.A.21- Signature of the stormwater management acknowledgement by the landowners
  - 1.e. Signature of the grading easement acknowledgement.
3. SALDO 117-20.B, 117-46, SWM 109-25.A.23 - Submission of an Erosion and Sedimentation Control Plan and approval by the Adams County Conservation District is required.
4. SALDO 117-26.D - A financial security estimate must be provided, approved, and bonded prior to Final Plan approval. Financial security should be provided for any and all improvements required by the Straban Township Ordinances.
5. SWM 109-32.A - The Stormwater Management Practices, Facilities, and Systems Maintenance and Monitoring Agreement must be signed and recorded prior to plan approval.
6. The final set of Plans and a copy of the most currently revised and amended Stormwater Management Report, as reviewed by the Township Engineer, must be provided to the Township Office.

**Motion carried unanimously.**

**Adams County Human Services Building - Prel/Final Land Development Plan (east side of Major Bell Lane) - Must act by 05/04/15 (request for extension to 8/3/15). Ms. Hamm moved, seconded by Mr. Sanders to approve the request for extension to August 3, 2015. Motion carried unanimously.**

Sheetz Store #326 Re-Build – Final Subdivision & Land Development Plan – (30 Camp Letterman Dr.) - **Must act by 06/21/15.**

2.a. SALDO 117-17 – Preliminary Plan Requirements – **WAIVER** requested.

**Ms. Hamm moved, seconded by Mr. Kammerer to approve the waiver 2.a. depicted in the Wm. F. Hill Letter dated April 21, 2015 for the Sheetz Final Subdivision/Land Development Plan. Motion carried unanimously.**

2.b. SALDO 117-20.K, 117-27.B(32), 117-52 – Traffic Impact Study – **WAIVER** requested to provide a Traffic Impact Study. McMahan and Wm. F. Hill's offices support this waiver with the condition that the proposed line striping be depicted on the Plan.

**Ms. Hamm moved, seconded by Mr. Kammerer to approve the waiver 2.b. depicted in the Wm. F. Hill Letter dated April 21, 2015 conditioned upon the proposed line striping be depicted on the Plan for the Sheetz Final Subdivision/Land Development Plan. Motion carried unanimously.**

2.c. SALDO 117.30.A(4) – Requirement for temporary cul-de-sac – **WAIVER** requested. This road is not a Township road and there is only one access point at the end of the road.

**Ms. Hamm moved, seconded by Mr. Sanders to approve the waiver 2.c. depicted in the Wm. F. Hill Letter dated April 21, 2015 for the Sheetz Final Subdivision/Land Development Plan. Motion carried unanimously.**

2.d. SALDO 117-31.A – Prohibition of off-street parking within the front yard – **WAIVER** requested. Based on the prior variance approval by the Zoning Hearing Board no objection on this waiver.

**Ms. Hamm moved, seconded by Mr. Kammerer to approve the waiver 2.d. depicted in the Wm. F. Hill Letter dated April 21, 2015 for the Sheetz Final Subdivision/Land Development Plan. Motion carried unanimously.**

2.e. SWM 109-23.A.2.e – Requires 1.0 feet of freeboard within stormwater management basins. **MODIFICATION** requested to allow for 0.5 feet of freeboard.

**Ms. Hamm moved, seconded by Mr. Kammerer to approve the modification 2.e. depicted in the Wm. F. Hill Letter dated April 21, 2015 for the Sheetz Final Subdivision/Land Development Plan. Motion carried unanimously.**

2.f. SWM 109-23.A.2.i[I] – Requires maximum detention basin embankment slope of 4:1.

**MODIFICATION** requested to allow 3:1 sideslopes.

**Ms. Hamm moved, seconded by Mr. Kammerer to approve the modification 2.f. depicted in the Wm. F. Hill Letter dated April 21, 2015 for the Sheetz Final Subdivision/Land Development Plan. Motion carried unanimously.**

**Ms. Hamm moved, seconded by Mr. Kammerer to approve the plan conditioned upon the following conditions as outlined in Wm. F. Hill & Associates letter dated April 21, 2015 being met prior to Board of Supervisors signature on the plan:**

1.a. SALDO 117-27.B(29) – Owner's and Developer's Acknowledgement

1.b. SWM 109-25.A.21- Signature of the stormwater management acknowledgement by the landowners.

3. SALDO 117-20.A – All approvals from GMA regarding water supply and sanitary sewer service must be provided prior to Plan approval, including posting of appropriate financial security with GMA. In addition, all appropriate sewage facilities planning must be approved prior to Plan approval. In addition, a Non-Building Declaration has been submitted for the Kocher property.

**Mr. Sanders moved, seconded by Mr. Kammerer to approve the Planning Waiver and Non-Building Declaration. Motion carried unanimously.**

4. SALDO 117-26.D - A financial security estimate has been provided for review. Once approved, financial security must be posted prior to Final Plan approval.

9. SWM 109-32.A – The Stormwater Management Practices, Facilities, and Systems Maintenance and Monitoring Agreement must be signed and recorded prior to plan approval.

It was noted that Solicitor Davis has reviewed and commented on the Development and Financial Security Agreement; First Amendment to Camp Letterman Drive Maintenance Agreement; and the Declaration of Stormwater Easements. **The motion is conditioned upon the township receiving fully signed copies of the agreements.**

**Ms. Hamm moved, seconded by Mr. Kammerer. Motion carried unanimously.**

**Ms. Hamm moved, seconded by Mr. Kammerer that the cost of the work on Camp Letterman Drive needs to be confirmed costing more than the improvement fee prior to the issuance of the permit. Motion carried unanimously.** Nothing has been received in writing yet. Should be getting something from McMahon & Associates.

**LTP Rentals – Final Subdivision/Land Development Plan (1885/1895 York Road) – Must act by 06/29/15**

Ms. Hamm recused herself of the following discussion and any applicable voting pertaining to this plan.

2.a.. SALDO 117-40.A – Curbing requirement - **WAIVER** requested. This has been noted on the Plan.

**Mr. Sanders moved, seconded by Mr. Kammerer to approve the waiver 2.a. depicted in the Wm. F. Hill Letter dated April 17, 2015 for the LTP Rentals Final Subdivision/Land Development Plan. Motion carried unanimously.**

2.b. SALDO 117-41.C – Sidewalk requirement - **WAIVER** requested. This has been noted on the Plan.

**Mr. Sanders moved, seconded by Mr. Kammerer to approve the waiver 2.b. depicted in the Wm. F. Hill Letter dated April 17, 2015 for the LTP Rentals Final Subdivision/Land Development Plan. Motion carried unanimously.**

2.c. SWM 109-23.A.1.h– 15" diameter minimum storm sewer size - **MODIFICATION** requested to allow for 10" diameter storm sewer piping.

**Mr. Sanders moved, seconded by Mr. Kammerer to approve the modification 2.c. depicted in the Wm. F. Hill Letter dated April 17, 2015 for the LTP Rentals Final Subdivision/Land Development Plan. Motion carried unanimously.**

**Ms. Sanders moved, seconded by Mr. Kammerer to approve the plan conditioned upon the following conditions as outlined in Wm. F. Hill & Associates letter dated April 17, 2015 being met prior to Board of Supervisors signature on the plan:**

1.a. SALDO 117-27.B(3) - Seal and signature of all professionals  
1.b. SALDO 117-27.B(29) - Owner's and developer's acknowledgement  
1.c. SWM 109-25.A.21 - Signature of the stormwater management acknowledgement by the landowners.

3. SALDO 117-20.A – Planning Module Exemption approval must be provided prior to signature of the Final Plan.

4. SALDO 117-26.D - A financial security estimate has been provided for review. Once approved, appropriate financial security must be posted prior to Final Plan approval.

5. SALDO 117-50 – Recreation land and/or fees are required for the Development. The Recreation Fess are approximately \$5,400.00.

6. This project is subject to transportation impact fees of \$10,848.00 for transportation capital improvements.

7. This plan depicts the site access, landscaping, and stormwater management facilities for the 1885 York Road Property being partially located within the 1895 York Road property. As such, suitable cross access easements, shared landscaping, and stormwater access and maintenance agreements must be prepared and provided to the Township Solicitor for review prior to Plan approval.

8. SWM 109-32.A – The Stormwater Management Practices, Facilities, and Systems Maintenance and Monitoring Agreement must be signed and recorded prior to plan approval.

**Motion carried with Ms. Hamm abstaining.**

**Agricultural Commodities, Inc. – Agricultural Lot Subdivision (1716 Granite Station Road) – Must act by 7/21/15**

**Ms. Hamm moved, seconded by Mr. Sanders to approve the Planning Waiver & Non-Building Declaration. Motion carried unanimously.**

**Ms. Hamm moved, seconded by Mr. Kammerer to approve the Agricultural Commodities, Inc. plan with no conditions. Motion carried unanimously.**

**Welch – Final Land Development Plan (2168A Old Harrisburg Road) – Must act by 7/21/15**

**Ms. Hamm moved, seconded by Mr. Kammerer to approve the Planning Waiver & Non-Building Declaration.** It was noted that as required by the Straban Township Sewage Enforcement Officer, the standard Non-Building Waiver notation must be added to the Plan stating “the use cannot be increased over that of a single-family house and that sanitary sewer facilities in the rear building can only be used by the property owners when working at the greenhouse”. **Motion carried unanimously.**

**Public Comment:**

**Brian Redding –** Asked where Land & Sea was located. Mr. Sanders answered that they are located off Rt. 234 in Heidlersburg with an Asper’s address. Will Straban still keep someone in the office or go to Land & Sea by appointment? Mr. Sanders stated that we will probably have someone in the office but if a simple permit could be done at his office and the resident could

get the permit the same day then they could do that. Mr. Redding stated that he was glad Straban went with Land & Sea and they are local.

**Questions from the Press:**

None.

**Adjournment:**

With no further business to come before the Board, Mr. Sanders moved, seconded by Ms. Hamm to adjourn the meeting at 8:00 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 June 1, 2015 at 7:00 p.m.**