

STRABAN TOWNSHIP PLANNING COMMISSION

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

MEETING OF: March 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 Sharon Hamm, Member George Mauser, Township Engineer Erik Vranich, and Zoning Officer Earl Baer.

Others in attendance: John Shambaugh, FPE Consulting Engineers; Terry Sheldon, Beyond All Boundaries, LLC; Mark Magrecki, Penn Terra Engineering; Chris Neill, Primax Properties, LLC; Mike and Ronda Aufer, residents.

Minutes:

Mr. Catts moved, seconded by Ms. Hamm to approve the February 25, 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 09/09/15

No discussion.

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

Mr. Vranich (Wm. F. Hill & Associates, Inc.) led the discussion concerning the Waivers and Modification that are referenced in the Wm. F. Hill and Associates, Inc. Letter dated March 20, 2015. These items were discussed at length at the Planning Commission meeting on January 28, 2015.

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

Ms. Hamm moved, seconded by Mr. Catts to recommend approval of waiver 2.a. depicted in the Wm. F. Hill Letter dated March 20 2015 for the Aufer's Greenhouse Prel./Final Land Development Plan. Motion carried unanimously.

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

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

Mr. Zepp moved, seconded by Mr. Catts to recommend approval of waivers 2.b. and 2.c. depicted in the Wm. F. Hill Letter dated March 20 2015 for the Auker's Greenhouse Prel./Final Land Development Plan. Motion carried unanimously.

8.c. 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. Mauser to recommend approval of waiver 8.c. depicted in the Wm. F. Hill Letter dated March 20 2015 for the Auker's Greenhouse Prel./Final Land Development Plan. Motion carried unanimously.

8.d. 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. During a meeting with the designer, a 4 foot embankment width was discussed, for which we would support a **MODIFICATION**.

Mr. Catts moved, seconded by Mr. Mauser to recommend approval of modification 8.d. depicted in the Wm. F. Hill Letter dated March 20 2015 for the Auker's Greenhouse Prel./Final Land Development Plan. Motion carried unanimously.

FPE Consulting Engineers, in a letter dated March 25, 2015, requested an extension of time for plan review to May 6, 2015. **Ms. Hamm moved, seconded by Mr. Catts to recommend approval of the extension of time to May 6, 2015. Motion carried unanimously.**

Mr. Vranich noted that the main concerns are related to the stormwater management comments and once they are incorporated into a revised plan it may be closer to recommending approval by the Planning Commission.

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

First Capital Engineering, in a letter dated March 23, 2015, requested an extension of time for plan review to June 21, 2015. **Ms. Hamm moved, seconded by Mr. Catts to recommend approval of the extension of time to June 21, 2015. Motion carried unanimously.**

First Capital Engineering, in an EMAIL dated March 20, 2015, requested that the plan be tabled this month and they will plan to attend the April Planning Commission meeting.

LTP Rentals – Final Subdivision/Land Development Plan (1885/1895 York Road) – Must act by 04/29/15

Mr. Sheldon (Beyond All Boundaries, LLC) presented an overview of this plan which encompasses demolition of an existing residential structure and construction of an additional storage building. A Township Zoning Hearing Board meeting was held to grant a special exception to change the residential use to a storage building.

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

Mr. Vranich led the discussion of the following items contained in the Wm. F. Hill & Associates, Inc. Letter dated March 19, 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 must approve the elevation views of the primary or false facade. Mr. Sheldon stated that they have no front façade basically a blank façade with no access to the building facing the road. Mr. Baer, Zoning Officer is in agreement with the resolution of this issue.

7. SALDO 117-32.8(4) – This section establishes the requirements for a PennDOT Highway Occupancy Permit for entrances to a state route. It is noted that the proposed building will add an additional +/-50% building coverage to the property and expand the existing use. Confirmation must be provided that the existing entrance to York Road is acceptable to PennDOT to handle the increased traffic. Mr. Sheldon submitted necessary paperwork is awaiting feedback from PennDOT.

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

9. 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.

The guidance from the Planning Commission is to ensure notations are made to the plans indicating waivers and if properties are developed in the future, the necessity may exist to add sidewalks.

14. 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.

15. SWM 109-23.A.1.h – The minimum size of storm sewer piping is 15 inch diameter. As discussed with the designer, a portion of the storm sewer piping is 10 inch diameter. A **MODIFICATION** of this section should be formally requested, which our office would support. Mr. Sheldon presented a Modification Request Letter from Beyond All Boundaries dated March 20, 2015.

Beyond All Boundaries, in a letter dated March 20, 2015, requested an extension of time for plan review to June 29, 2015. **Mr. Zepp moved, seconded by Mr. Catts to recommend approval of the extension of time to June 29, 2015. Motion carried unanimously.**

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

Mark Magrecki (Penn Terra Engineering, Inc.) along with Chris Neill (Primax Properties LLC) represented the subject plan. Mr. Vranich went over the following items that warranted discussion contained in the Wm. F. Hill & Associates, Inc. Letter dated March 25, 2015:

3. 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.

9. SALDO 117-27.B(19) – It appears that there are several existing signs within the clear sight triangle for the proposed entrance. The applicant has requested a **WAIVER** of this section in order to allow the existing signage to remain. Based upon a field visit to the site it appears that the signs do obstruct sight distance and consideration must be given to relocating or otherwise modifying the existing signage to improve sight distance. A private drive with a deed of easement and right of way was signed in 1989. This driveway is 60 feet wide coming from Route 30 to a cul-de-sac that provides entrances for multiple businesses. This drive was probably purchased in order to gain right of way to access these businesses.

The signs in question are definitely obstructing the sight distance according to Mr. Vranich. Mr. Neill stated he would be willing to relocate the signs; however, before any course of action is taken, the Township needs to verify that the signage was allowed in accordance with the Township permit process as well as the Code of Straban Township.

10. SALDO 117-27.B(27) -The width of the existing overhead utility line right-of-way must be added to the plans. In a prior sketch plan submitted to the Township for this lot, the right-of-way was depicted as 60 feet in width. A letter from the utility owner must also be provided verifying that the improvements proposed within such right-of-way are acceptable. Mr. Magrecki stated that Met-Ed has been contacted.

13. SALDO 117-60.D(2)(c)-This section requires one minor deciduous trees for every twenty foot interval within the perimeter landscaping area. The applicant has requested a **MODIFICATION** of this section to allow for the use of major deciduous trees instead of minor deciduous. Our office would support this modification as the major deciduous trees provide excess effective planting units in this area compared to the minor deciduous trees.

14. The comments of the Adams County Office of Planning and Development should be considered prior to Final Plan approval. We recommend that the streetscape sidewalk be extended to Village Green Drive, in accordance with the County's recommendation. In addition, consideration should be given to connecting the sidewalk along Village Green Drive to the streetscape sidewalk. It is noted that the applicant does not wish to extend the sidewalk, as recommended. Mr. Neill commented that they would be willing to extend the sidewalk another ten feet which is property not owned by the applicant. They would also be willing to contact the owner of this property to see if this would be permissible. Mr. Zepp mentioned that in order to close the loop on the remainder of the property abutting the private roadway that a continuation of the sidewalk might be a viable option. Mr. Catts mentioned that they may have to look at any type of construction of the roadway which may undo this portion of the sidewalk for this project/plan.

15. Upon review of the access easement through the Julesburg, PA property, it does not appear that the proposed access point is in the same location as the easement discussed within the agreement and depicted on the easement exhibit. It is noted that the applicant has indicated they will discuss this item further with Julesburg, PA.

Penn Terra Engineering, Inc., in a letter dated March 25, 2015, requested an extension of time for plan review to July 6, 2015. **Mr. Catts moved, seconded by Ms. Hamm to recommend approval of the extension of time to July 6, 2015. Motion carried unanimously.**

Appearances:

None

Old/New Business

Act 209 – Land Use Assumption Report (LUAR)

March 2, 2015 Board of Supervisors meeting - it was decided to authorize the Planning Commission to update the township LUAR using the services of the Adams County Office of Planning & Development, Jodie Evans-Township Traffic Engineer along with designated Planning Commission members.

Ms. Hamm asked the question on clarification of who according to the PA Municipalities Planning Code should serve on this advisory committee. The size of the committee (number of participants), types of people to best serve, and are permitted are important questions to answer. Additionally, the Planning Commission would like to find out the individuals who served in the past in this capacity. These questions will be researched by the next Planning Commission and, at that point in time, a logical progression will occur on appointing members to this committee.

Review and Comment to Consider Adoption of an Ordinance Amending 140-5. Definitions. Signs (2) Awning Sign

This proposed changed was submitted by the Township Solicitor and it was deemed that this person can provided additional explanation on the content. Therefore, further discussions with the Board of Supervisors and the Township Solicitor are required before any action is taken.

Public Comment/General:

None

Adjournment

Mr. Zepp moved, seconded by Mr. Catts to adjourn the meeting at 8:25 p.m. Motion carried unanimously.

NEXT MEETING: SUPERVISORS: April 6, 2015
PLANNING COMMISSION: April 22, 2015

Respectfully Submitted,

Tina M. McNaughton
Secretary