

STRABAN TOWNSHIP PLANNING COMMISSION

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

MEETING OF: April 22, 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 Shambaugh, FPE Consulting Engineers; Ron Garis, Beyond All Boundaries, LLC; Terry Sheldon, Beyond All Boundaries, LLC; Mike LaCesa, Sheetz Inc.; Ron Lucas, Stevens & Lee; Mike and Ronda Auken, residents.

Minutes:

Ms. Hamm moved, seconded by Mr. Catts to approve the March 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.

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

Mr. Vranich (Wm. F. Hill & Associates, Inc.) stated that he had consultations with FPE Consulting Engineers to review and recommend modifications of the outstanding stormwater management issues to bring the Plan into conformance with Township Ordinances.

The Waivers and Modifications were recommended for approval at the past March 25, 2015 Planning Commission meeting.

The Straban Township Planning Commission recommended conditional approval based on the review letter of Wm. F. Hill and Associates, Inc. dated April 21, 2015 to be satisfied as follows:

- 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.

Mr. Zepp moved, seconded by Ms. Kimble. 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

GHI Engineers and Surveyors, in a letter dated April 14, 2015, requested an extension of time for plan review to August 3, 2015. **Ms. Hamm moved, seconded by Mr. Mauser to recommend approval of the extension of time to August 3, 2015. Motion carried unanimously.**

Sheetz – Final Subdivision/Land Development Plan (30 Camp Letterman Drive) – Must act by 06/21/15

Mr. Lucas (Stevens & Lee) mentioned an issue regarding an abutting property requiring a landscaping buffer that the property owner would like deferred. He stated that a bond would be held for landscaping to be deferred for a period of five (5) years from the recording of the Plan. If the abutting property is developed non-residential use within that time period than the bond shall be released.

Mr. Vranich led the discussion concerning the Waivers and Modifications that are referenced in the Wm. F. Hill and Associates, Inc. Letter dated April 21, 2015. These items were discussed at length and noted in the minutes for the Planning Commission meeting on February 25, 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 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 – The Developer is currently working with the Township Traffic Engineer to resolve their concerns with respect to site access. The latest communique from McMahon Associates, Inc. (Township Traffic Engineer Firm) in a letter dated April 22, 2015 found the technical aspects of the study along with recommendations (Grove Miller Engineering, Inc. – letter dated April 20, 2015) acceptable. The Plans will be annotated to reflect any modifications (i.e., pavement marking on Camp Letterman Drive).

Mr. Zepp moved, seconded by Ms. Kimble to recommend approval of waiver 2.b. depicted in the Wm. F. Hill Letter dated April 21, 2015 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 is a private drive and the Township does not maintain or need access of this road.

Mr. Catts moved, seconded by Ms. Kimble to recommend approval of 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.

Mr. Catts moved, seconded by Ms. Hamm to recommend approval of 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.

Mr. Zepp moved, seconded by Ms. Hamm to recommend approval of 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[1] – Requires maximum detention basin embankment slope of 4:1. **MODIFICATION** requested to allow 3:1 sideslopes.

Mr. Mauser moved, seconded by Ms. Kimble to recommend approval of 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.

The Straban Township Planning Commission recommended conditional approval based on the review letter of Wm. F. Hill and Associates, Inc. dated April 21, 2015 to be satisfied as follows:

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. Catts moved, seconded by Ms. Kimble to recommend approval of 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.

5. SALDO 117-30.D – Additional right-of-way has been offered for dedication, as requested, along the southern curb line. Notation must be added to the Plans that if future additional widening of Camp Letterman Road is required due to future development, which requires relocation of the existing sidewalk, the landowner of the Peebles Shopping Center will not be responsible for the replacement of the sidewalk in this area.

6. 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 and Applicant's Counsel have been in communication regarding this item. The Plans must be revised to reflect that the additional dedication be in the form of a right-of-way and not in fee title.

7. 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 is noted that the developer is requesting a credit for Camp Letterman Road improvements. This estimate is currently under review.

8. The following minor items must be clarified on the plans and within the report:

a. The grate elevation of OS-1 on Sheets C-7 and PCSM-2 (Pr. Stormwater Table) states 591.70, however the design elevation is 591.90.

b. The invert elevation of OS-2 on Sheets C-7 and PCSM-2 (Pr. Stormwater Table) states 589.00, however the design elevation is 589.68.

c. The Pr. Stormwater Table on Sheets C-7 and PCSM-2 must reflect Inlet 6A and Inlet 7A.

d. A callout must be added to the Plan sheets for OS-2.

Please note that the above changes were made per the digital set of plans submitted to the Township Engineer for review.

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.

10. Due to the reliance of the Evans Holding Company property (Sheetz lot) on stormwater management facilities within the Evans Company, White Reality Company, & Festival Gettysburg Associates, LLC property, a stormwater management agreement must be prepared to clearly outline the responsibilities of each party with respect to the shared stormwater management facilities and associated maintenance. The Township Solicitor and Applicant's Counsel have been in communication regarding this item.

Ms. Hamm moved, seconded by Mr. Catts. Motion carried unanimously.

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.

Mr. Vranich initially gave a reminder of the project scope which encompasses demolition of an existing residential structure and construction of an additional storage building. He also led the discussion concerning the Waivers and Modifications that are referenced in the Wm. F. Hill and Associates, Inc. Letter dated April 17, 2015. These items were discussed at length and noted in the minutes for the Planning Commission meeting on March 25, 2015.

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

Mr. Zepp moved, seconded by Mr. Mauser to recommend approval of 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. Mauser moved, seconded by Mr. Catts to recommend approval of 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.

Ms. Kimble moved, seconded by Mr. Mauser to recommend approval of 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.

The Straban Township Planning Commission recommended conditional approval based on the review letter of Wm. F. Hill and Associates, Inc. dated April 17, 2015 to be satisfied as follows:

1.a. SALDO117-27.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.

Mr. Catts moved, seconded by Ms. Kimble. Motion carried unanimously.

Advance Auto Parts – Final Land Development Plan (861 York Road) – Must act by 07/06/15

Penn Terra Engineering, Inc. in an EMAIL dated April 16, 2015, requested that the plan be tabled this month and they plan on presenting at the May Planning Commission meeting.

Agricultural Commodities, Inc. – Agricultural Lot Subdivision (1716 Granite Station Road) – Must act by 07/21/15

Ron Garis (Beyond All Boundaries, LLC) gave an overview of the proposed subdivision of a 46.860 acre parent parcel into a 13.021 acres and 33.839 acre agricultural lots.

Mr. Vranich referred to the Wm. F. Hill & Associates, Inc. letter dated April 3, 2015 with comments relating to the submitted Plan. He noted that items 1., 4., 5., 7., and 8. have been modified on the digital plans that he has reviewed. Mr. Garis stated that he will give a full set of revised plans with signatures to Mr. Vranich for review and if all is well the plans will be forwarded to the Township for approval/signatures.

The Straban Township Planning Commission recommended conditional approval based on the review letter of Wm. F. Hill and Associates, Inc. dated April 3, 2015 to be satisfied as follows:

1. ZO 140-5 – In accordance with the definition of Yard, Front, front setbacks in accordance with 140-13-2 must be provided on both Moose Road and Granite Station Road.

2. SALDO 117-20.A - All Sewage Facilities Planning approval must be obtained prior to Final Plan approval. It appears that a Request for Planning Waiver and Non-Building Declaration would be appropriate for this project and has been submitted to the Planning Commission for recommended approval.

Ms. Hamm moved, seconded by Mr. Mauser to recommend approval of the Planning Waiver and Non-Building Declaration. Motion carried unanimously.

3. SALDO 117-27.B(3) - The surveyor's signature must be added to the Plans.

4. SALDO 117-27.B(15) – The existing cartway width of Moose Road and Granite Station Road must be added to the Plans.

5. SALDO 117-27.B(21& 27) -The right-of-way width for the CSX railroad must be listed on the Plans. In addition, the 20' assumed electric right-of-way along the property line between Lot 1 and Lot 2 must be extended for the full length of the property line.

6. SALDO 117-27.B(29) - The owners' notarized signatures shall be added to the Plans.

7. SALDO 117-30.B(2) – Additional right-of-way must be provided along Moose Road to provide a right-of-way width of 25 feet from the centerline.

8. SALDO 117-32.B(3 & 4) – The location of potential driveways/access points must be depicted on the plans to verify that both lots will have access points with sufficient sight distance for agricultural access.

9. SALDO 117-38.D- All property corners shall be bonded items or field verified prior to Supervisors' signatures being added to the Plans.

Mr. Catts moved, seconded by Ms. Kimble. Motion carried unanimously.

Welch – Final Land Development Plan (2168A Old Harrisburg Road) – Must act by 07/21/15

Mr. Vranich gave background information on the landowner constructing a greenhouse without permits and is now going through the process. Since it is a commercial greenhouse gray areas exist on the required zoning. A meeting with Mr. Sheldon, Mr. Baer (Township Zoning Officer) and Mr. Vranich took place last week (April 15) to discuss areas of concern. Mr. Sheldon is working with the landowners to resolve these issues.

Item 8. specified in the Wm. F. Hill & Associates, Inc. letter dated April 13, 2015 was a topic of discussion based on the Township's Sewage Enforcement Officer's comments that were addressed in an April 3, 2015 letter and are included in the Planning Waiver and Non-Building Declaration submitted before the Planning Commission for recommended approval.

8. SALDO 117-20.A – All Sewage Facilities Planning approval must be obtained prior to Final Plan approval. A Request for Planning Waiver and Non-Building Declaration has been submitted for this project.

As required by the Straban Township Sewage Enforcement Officer, the standard Non-Building Waiver notation must be added to the Plan. In addition, notation must be added that 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.

Mr. Zepp moved, seconded by Ms. Hamm to recommend approval of the Planning Waiver and Non-Building Declaration. 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.

Clarification of who according to the PA Municipalities Planning Code should serve on this advisory committee. It was decided that the Planning Commission members (excluding Ms. Hamm who is an elected official), the Impact Advisory Committee (already in place), representative from Adams County Office of Planning and Development (Andrew Merkel) and the Township Traffic Engineer (Jodie Evans) will be the crux of this committee to review and update the LUAR. Please note that the Traffic Engineer would not be in attendance at all meetings; but only on an as needed basis. Additionally, a cost associated with the Adams County Office of Planning and Development will have to be included in this process.

The Planning Commission decided to meet at 6:00 p.m. on May 27 before the Planning Commission meeting to kick-off the initial guidance/direction required in order to develop the LUAR.

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

This proposed changed was a continuation of discussion from the March Planning Commission meeting in which further explanation of content was requested. The Board of Supervisors April 6, 2015 minutes stated by the Township Solicitor (Mr. Davis) provided further clarification on the need to revise the said definition. This report 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.”*

Mr. Baer stated that the Township Solicitor is making the definition stronger.

Proposed language:

140-5. Definitions. SIGNS (2) AWNING SIGN – Any sign that is part of a wind-up removable awning or part of a fabric or plastic cover which is located: (1) over a prominent window or door on or near the front entryway of a business; or (2) on a cover over retail gasoline and diesel dispensing pumps or an electric vehicle recharge station. A marquee or other permanent structural element of the building shall not be considered an awning.

Ms. Hamm moved, seconded by Mr. Zepp to recommend approval of the Ordinance amending the Definitions. Signs (2) Awning Sign Regulation. Motion carried unanimously.

Public Comment/General:

None

Adjournment

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

NEXT MEETING: SUPERVISORS: May 4, 2015
PLANNING COMMISSION: May 27, 2015

Respectfully Submitted,

Tina M. McNaughton
Secretary