

STRABAN TOWNSHIP PLANNING COMMISSION

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

MEETING OF: May 27, 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 Jamie Harbaugh and Wilbur Slothour.

Others in attendance: Terry Sheldon, Beyond All Boundaries LLC.

Public Comment/Agenda Items:

Mr. Zepp welcomed the Township new inspection services of Land and Sea Services LLC. Mr. Slothour (owner) and Mr. Harbaugh (Township Zoning Officer) were acknowledged with their presence at the meeting.

Minutes:

Mr. Catts moved, seconded by Mr. Mauser to approve the April 22, 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.

Adams County Human Services Building – Prel/Final Land Development Plan (east side of Major Bell Lane) – Must act by 08/03/15

No discussion.

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

No discussion - Penn Terra Engineering, Inc. is working through any outstanding items in order to present a clean Plan to the Planning Commission.

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

Mr. Vranich (Wm. F. Hill & Associates, Inc.) gave prior dissertation on the landowner who already constructed a greenhouse and is presently obtaining the approvals necessary for Land Development Planning. The major stumbling block was the two-way access for traffic to access and exist the driveway. Revised plans were presented to Mr. Vranich that reflected the removal of an existing block building to allow for a decrease in impervious area coverage for stormwater management and the widening of the driveway to allow for two-way traffic flow. Mr. Sheldon (Beyond All Boundaries LLC) presented the revised Plans to the Planning Commission members pointing out these modifications.

Mr. Vranich discussed the outstanding items contained in the most recent review letter from Wm. F. Hill & Associates, Inc. dated May 21, 2015. The following two items were satisfied as follows:

2. SALDO 117-20.B, 117-46 – Submission of an Erosion and Sedimentation Control Plan to the Adams County Conservation District is required. Documentation must be provided confirming submission to the ACCD. Mr. Sheldon provided this information.

4. SALDO 117-27.B(32), 117-52 – These sections establish the requirements for a Traffic Impact Study. Based on the notation with the Plan, it appears that a Traffic Impact Study will not be required, however this should be confirmed with the Straban Township Traffic Engineer. Mr. Vranich referenced McMahon Transportation Engineers & Planners letter dated May 22, 2015 acknowledging that one new trip per day during off-peak times is anticipated. Mr. Sheldon point out that this is correct and as a result no peak hour trip generation will be subject to a Township transportation impact fee.

The Modification and Waivers listed below and contained in the Wm. F. Hill & Associates, Inc. letter dated May 21, 2015 were deemed the first appropriate order of business that the Planning Commission acted on for this Plan.

5. SALDO 117-32.B(6) – No access drives shall be constructed within 5 feet of a property line. The applicant has requested a **MODIFICATION** of this section to allow a minimum separation of 1.5 feet to the property line due to the existing septic system. Mr. Vranich explained that the existing driveway runs close to the existing septic than is permitted by PA Department of Environmental Protection (DEP). Therefore, widening of the driveway must be done to the side that is away from the existing septic.

Mr. Zepp moved, seconded by Mr. Catts to recommend approval of modification 5 depicted in the Wm. F. Hill Letter dated May 21, 2015 for the Welch Final Land Development Plan. Motion carried unanimously.

6. SALDO 117-40.A – This section requires curbing in parking areas of commercial developments. The applicant has requested a **WAIVER** of this section. This has been noted on the Plan with bumper blocks provided.

Mr. Catts moved, seconded by Ms. Hamm to recommend approval of waiver 6 depicted in the Wm. F. Hill Letter dated May 21, 2015 for the Welch Final Land Development Plan with the proper notation added to the Plan as well as illustrating the bumper blocks. Motion carried unanimously.

7. 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. Mr. Sheldon stressed that this greenhouse is not accessible to the public. Additionally, it has been noted on the Plan that if sidewalks are installed on

adjacent properties, the Township reserves the right to require sidewalks to be installed in accordance with this section.

Ms. Hamm moved, seconded by Mr. Zepp to recommend approval of waiver 7 depicted in the Wm. F. Hill Letter dated May 21, 2015 for the Welch Final Land Development Plan with proper notation depicted on the 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 May 21, 2015 to be satisfied as follows:

1. All appropriate signatures of the Final Plans must be provided prior to final plan approval, including the following:

- a. SALDO 117-27.B(3) - Seal and Signature of all Professionals
- b. SALDO 117-27.B(29) - Owner's and Developer's Acknowledgement
- c. SWM 109-25.A.2l – Signature of the stormwater management acknowledgement by the landowners.

3. 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.

8. This project may be subject to impact fees for transportation capital improvements. The Developer has contacted the Straban Township Traffic Engineer for additional details and consideration.

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. The areas of gravel removal must be clearly depicted on the Plans.

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

Appearances:

None

Old/New Business

1) Sewage Facilities Planning–Component 4a–Municipal Planning Agency Review

Mr. Vranich gave background information on PA DEP holding the original Sewage Facilities Planning Modules that were submitted for the below Land Development projects. DEP is supposed to respond/act within 10 days; however, due to the anticipated filing of an annual report (Chapter 94) from Gettysburg Municipal Authority (GMA) these modules were held. The purpose of the Chapter 94 regulation is to provide adequate sewage conveyance and treatment for future needs, prevent sewerage facilities from

becoming overloaded, limit additional connections to overloaded facilities, correct overload conditions and prevent the introduction of industrial discharges into sewer systems that will interfere with operations or pass through the treatment plant. Ultimately, these regulations protect Pennsylvania's waters from inadequately treated wastewater discharges. Mr. Vranich is not certain as to what the actual findings are to prohibit release of these modules. So, another alternative for the developer is to submit a complete package and a more extensive Sewage Facilities Planning Module – Components 3 and 4. These components require approval from GMA, Adams County Office of Planning and Development, Township Board of Supervisors Resolution/Approval and the Township Planning Commission. The latter approval is presented at this meeting using Component 4a-Municipal Planning Agency Review.

Mr. Vranich reviewed each question of Component 4a to field any concerns/issues and ensure everyone understood the contents before granting approval.

a. LTP Rentals -

Mr. Zepp moved, seconded by Mr. Catts to approve the Sewage Facilities Planning Module-Component 4a – Municipal Planning Agency Review for the LTP Rentals Final Subdivision/Land Development Plan. Motion carried unanimously.

b. Advance Auto Parts -

Ms. Hamm moved, seconded by Mr. Mauser to approve the Sewage Facilities Planning Module-Component 4a – Municipal Planning Agency Review for the Advance Auto Parts Final Land Development Plan. Motion carried unanimously.

c. Tractor Supply

Mr. Catts moved, seconded by Mr. Zepp to approve the Sewage Facilities Planning Module-Component 4a – Municipal Planning Agency Review for the Tractor Supply Preliminary/Final Land Development Plan. Motion carried unanimously.

Act 209 – Land Use Assumption Report (LUAR)

The Impact Advisory Committee and the Adams County Office of Planning and Development (Andrew Merkel) met this evening at 6:00 p.m. to kick-off the initial guidance/direction required in order to develop the LUAR. Mr. Merkel was very instrumental in providing direction and a plan outlining the steps required as well as what information (i.e., existing conditions and anticipated future potential within the Township) the LUAR requires in order to produce a complete document.

Primary discussion on Residential Developments pending or active within the Township was the highlight of the meeting. The next meeting is scheduled for July 15, 2015 at 6:00 p.m. – Township Building - 1745 Granite Station Road.

Public Comment/General:

None

Adjournment

Mr. Zepp moved, seconded by Mr. Catts to adjourn the meeting at 7:40 p.m. Motion carried unanimously.

NEXT MEETING: SUPERVISORS: June 1, 2015
PLANNING COMMISSION: June 24, 2015

Respectfully Submitted,

Tina M. McNaughton
Secretary