

STRABAN TOWNSHIP PLANNING COMMISSION

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

MEETING OF: June 24, 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 Acting Chairman & Member Secretary Patt Kimble presiding. Others in attendance were: Member Sharon Hamm, Member George Mauser, Township Engineer Erik Vranich, and Zoning Officer Jamie Harbaugh.

Others in attendance: Mark Magrecki, Penn Terra Engineering; Chris Neill, Primax Properties, LLC; Eric Gladhill, C.S. Davidson, Inc.; and George Kimble, resident.

Public Comment/Agenda Items:

No discussion.

Minutes:

Mr. Mauser moved, seconded by Ms. Hamm to approve the May 27, 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

GHI Engineers and Surveyors, in a letter dated June 2, 2015 was submitted requesting the Prel/Final Land Development Plan be withdrawn from further review and approval by the Planning Commission and Board of Supervisors. **Ms. Hamm moved, seconded by Mr. Mauser to recommend approval of the withdrawal of the Prel/Final Land Development Plan for Adams County Human Services Building. Motion carried unanimously.**

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

Mr. Magrecki (Penn Terra Engineering, Inc.) gave a briefing on the progress of the development of the Plan in order to address outstanding items. Sidewalks were added along Village Green Drive and connected to the streetscape sidewalk along Route 30 per the recommendation of the Adams County Office of Planning and Development. Additionally, relocating three small signs belonging to an unrelated party of the existing project and modifying the existing access easement over the curb cut into the property were discussed, as well. Agreements on these issues were submitted, reviewed and commented on by the Township Engineer and Township Solicitor.

Revised Plans dated June 1, 2015 were submitted to Wm. F. Hill & Associates, Inc. and additional items addressed in the letter dated June 23, 2015 by Mr. Vranich (Wm. F. Hill & Associates, Inc.) were discussed. Some of the outstanding items required: signatures; one Waiver on preliminary Plan review and one Modification on allowing the use of major deciduous trees instead of minor trees for an overall planting unit surplus; PA Department of Environmental Protection (DEP) Planning Module, financial security requirements; and Storm Water Management Practices, Facilities, and Systems Maintenance and Monitoring Agreement.

A concern over the result of the Traffic Impact Study performed by McMahan Transportation Engineers & Planners cited in a letter dated March 18, 2015 were expressed by Mr. Magrecki and Mr. Neill (Primax Properties). The study recommended a right-turn lane on Route 30 at Village Green Drive be warranted to facilitate the proposed development increase of the volume of the eastbound right-turn during the weekday afternoon and Saturday midday peak hours. Mr. Magrecki stated the increase in volume would not warrant this improvement and traffic flow can continue to run at an acceptable level of service. A hope that some concurrence from the Planning Commission and Board of Supervisors be expressed to support not undertaking this recommendation/improvement; however, the Planning Commission stated that this is a matter between the Township Traffic Engineer who is the inherent Township expert and the Developer.

The Planning Commission recommended waiting until next month to act on the Plan in order to allow sufficient time to resolve the above issues.

Penn Terra Engineering, Inc., in a letter dated June 16, 2015, requested an extension of time for plan review to October 9, 2015. **Ms. Hamm moved, seconded by Mr. Mauser to recommend approval of the extension of time to October 9, 2015. Motion carried unanimously.**

G G & H Partners – Final Subdivision-Lot Addition (south side of Hunterstown-Hampton Road) – Must act by 09/15/15

No one present representing the above Plan. Mr. Vranich gave a brief explanation of a lot which is part of the original Lamberson Estates subdivision transferring 0.715 acres to an unimproved parcel to the south. This parcel would then have a total of 10.008 acres and could be included in PA Clean and Green program. Mr. Vranich also noted that significant wetlands exist on the unimproved lot and if any intent to build comes into play that all necessary DEP and related agency approvals must be obtained.

The review of the Plan was done by Wm. F. Hill & Associates, Inc. and the results outlined in a letter dated June 2, 2015. Item 1. 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 was presented for recommended approval by the Planning Commission.

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

Appearances:

Sites-Bittinger, L.P.-Proposed Daycare Center -

Mr. Gladhill (C.S. Davidson, Inc.) presented a general synopsis of a proposed daycare facility to be located on Lot #22 of the Adams County Commerce Center. Lot #22 would be subdivided into two lots. The daycare center would consist of a building, playground, and appropriate parking areas. Two waiver requests concerning the plans being treated as a Preliminary/Final Plan without a separate submission and not requiring a licensed landscape architect to prepare landscaping plan are going to be submitted for consideration. A Preliminary/Final Subdivision and Land Development Plan has been submitted to the Township on June 22, 2015 and will be on next month's Planning Commission agenda for review and discussion.

Old/New Business

Sewage Facilities Planning-Component 4a-Municipal Planning Agency Review - Sheetz

Mr. Vranich referenced last month's same agenda item that is a more extensive Sewage Facilities Planning Module required for land development projects. This condition is to meet DEP's requirement to fulfill sewage planning needs based on findings of a Chapter 94 report filed by Gettysburg Municipal Authority (GMA). Sheetz submitted for Planning Commission recommended approval the above Sewage Facilities Planning Module applicable to Final Subdivision/Land Development Plan (30 Camp Letterman Drive).

Ms. Hamm moved, seconded by Mr. Mauser to recommend approval of the Sewage Facilities Planning Module-Component 4a - Municipal Planning Agency Review for the Sheetz Final Subdivision/Land Development Plan. Motion carried unanimously.

Public Comment/General:

None

Adjournment

Ms. Kimble moved, seconded by Ms. Hamm to adjourn the meeting at 7:41 p.m. Motion carried unanimously.

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

Respectfully Submitted,

Tina M. McNaughton
Secretary