

STRABAN TOWNSHIP PLANNING COMMISSION

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

MEETING OF: July 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 Jamie Harbaugh.

Others in attendance: Joe Stein, Penn Terra Engineering; Chris Neill, Primax Properties, LLC; Bob Sharrah, Sharrah Design Group, Inc.; Ken Scott, Beyond All Boundaries, LLC; Eric Gladhill, C.S. Davidson, Inc.; Charles Suhr, Stevens & Lee; David Sites, Sites-Bittinger, L.P.; Andy Merkel Adams County Office of Planning and Development; John Matthews, resident; and Robin Crushong, resident.

Public Comment/Agenda Items:

No discussion.

Minutes:

Ms. Hamm moved, seconded by Ms. Kimble to approve the June 24, 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.

Advance Auto Parts – Final Land Development Plan (861 York Road) – Must act by 10/09/15

Mr. Stein (Penn Terra Engineering, Inc.), Chris Neill (Primax Properties, LLC) and Mr. Vranich (Wm. F. Hill & Associates, Inc.) agreed that all issues have been addressed except item 4. contained in the Wm. F. Hill & Associates, Inc. letter dated June 23, 2015. A right turn lane on Route 30 at Village Green Drive is recommended based on the review performed by the Township Traffic Engineer of the Transportation Impact Assessment (TIA). Mr. Stein presented revised plans to reflect this recommendation; however, PennDOT approvals will be required. Additional right-of-way of 5' on Route 30 is required from PennDOT and as result, the revised plans reflect a new setback that encroaches more in the Med Ed right-of-way of 3'. Permissions is pending from Met-Ed.

The Modifications and Waivers listed below and contained in the Wm. F. Hill & Associates, Inc. letter dated June 23, 2015 were deemed the first appropriate order of business that the Planning Commission acted on for this Plan. These items were discussed at length and noted in the minutes for the Planning Commission meeting on March 25, 2015.

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

Ms. Hamm moved, seconded by Ms. Kimble to recommend approval of waiver 2.a. depicted in the Wm. F. Hill & Associates, Inc. letter dated June 23, 2015 for the Advance Auto Parts Final Land Development Plan. Motion carried unanimously.

2.b. SALDO 117-60.D(2)(c)-Requires one minor deciduous trees for every twenty foot interval within the perimeter landscaping area. **MODIFICATION** requested to allow the use of major deciduous trees instead of minor trees for an overall planting unit surplus.

Mr. Zepp moved, seconded by Ms. Kimble to recommend approval of modification 2.b. depicted in the Wm. F. Hill & Associates, Inc. letter dated June 23, 2015 for the Advance Auto Parts Final 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 June 23, 2015 to be satisfied as follows:

- 1.a. SALDO 117-27.B(3)-The seal and signatures of all professionals involved with the Plan
- 1.b. SALDO 117-27.B(8)-The certificate of accuracy must be signed
- 1.c. SALDO 117-27.B(29)-Owner's and Developer's Acknowledgement
- 1.d. SALDO 117-60.C(3)(c)-Landscape Architect's seal and signature
- 1.e. SWM 109-25.A.21-Signature of the stormwater management acknowledgement by the

landowners.

3. SALDO 117-20.A-Approval of the PA DEP Planning Module Component 3 must be obtained prior to Final Plan Approval. This Planning Module has been submitted to DEP and is awaiting a response.

4. SALDO 117-20.K, 117-27.B(32), 117-52-A Traffic Impact Study has been submitted to the Township Traffic Engineer and must be approved prior to Plan approval. Township Traffic Engineer review complete. Standards have been submitted via PennDOT guidelines and is pending approval along with Met-Ed permissions.

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

6. SALDO 117-50-Recreation land and/or fees are required for the Development.

7. SALDO 117-60-The table/data titled "Landscape Requirements Per Straban Township SALDO", located at the bottom left of Sheet 9 must be revised to reflect 15 Major Deciduous trees. In addition, the number of Acer rubrum trees must be revised to 5 within the "Plant List".

Additionally, the landscaping depicted within the PCSM Plan sheet (Sheet 13) must be revised to match Sheet 9.

8. We note that it appears all impacted parties are agreeable to the location of the access drive and relocation of the signage. However, prior to signature of the Final Plan, all appropriate agreements relating to the access drive, sidewalk, and signage relocation must be approved by the Solicitor, executed, and recorded.

9. This project is subject to impact fees for transportation capital improvements in the amount of \$43,392.00.

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

11. No changes can occur to the Plan as a result of pending PennDOT and Med-Ed approvals required for item 4.

Mr. Zepp moved, seconded by Mr. Catts. Motion carried unanimously.

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

Mr. Sharrah (Sharrah Design Group, Inc.) provided a brief overview of the said subdivision-lot addition. Properties are part of the Lamberson Estates project approved back in the year 2006. The 9.293 acre parcel would gain an additional 0.715 acre from Lot 15 which would create a 10.008 acre lot. This lot would be eligible for the PA Clean and Green program (land designated for agricultural or forest reserve/use which aides in value for tax assessment purposes). Mr. Vranich wanted to stress that this Plan is only for lot addition and no buildings are included in the Plan. What is depicted on the Plan is only conceptual in nature per Mr. Sharrah.

The Straban Township Planning Commission recommended conditional approval based on the review letter of Wm. F. Hill and Associates, Inc. dated July 20, 2015 to be satisfied as follows:

1. SALDO 117-27.B(21)-The access right-of-way acquired from the Trump property should be provided with a deed book/page reference. The agreement is finished but not recorded.

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

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

Mr. Catts moved, seconded by Mr. Mauser. Motion carried unanimously.

Matthews – Final Subdivision Plan-Lot Addition (2330 & 2342 Granite Station Road)-Must act by 10/08/15

Mr. Matthews (land owner) and Mr. Scott (Beyond All Boundaries, LLC) were in attendance to field answers in support of the proposed transfer of 0.196 acres from 2342 Granite Station Road to 2330 Granite Station Road. Mr. Matthews stated that is was for easement purposes.

Mr. Scott presented an updated submission that includes the comments contained in the Wm. F. Hill & Associates, Inc. letter dated July 2, 2015. Mr. Vranich will review the updated Plan and provide feedback to the Township on compliance to the review. Additionally Mr. Vranich noted that two non-conformities associated with the 2330 Granite Station Road property exists relating to outdoor storage associated with a cottage use and 35% of the habitable floor area of the dwelling unit or accessory structures used for the repair shop. This would be up to the Township whether they want to include these zoning issues as part of the condition of approval. Mr. Matthews stated that this was something he could file with the Township.

The Straban Township Planning Commission recommended conditional approval based on the review letter of Wm. F. Hill and Associates, Inc. dated July 2, 2015 to be satisfied as follows:

2. SALDO 117-19.B(34)-The location of the existing well on the 2330 Granite Station Road property must be depicted. Additionally, confirmation must be provided that the sanitary sewer lateral serving Lot 1 is not located within the area designated as Lot 2.

3. 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.

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

4. SALDO 117-27.B(26)(a)–The statement of use provided on the Plan for the 2330 Granite Station Road property does not reflect the existing garage/storage/repair use.

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

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

Mr. Zepp moved, seconded by Mr. Catts. Motion carried unanimously.

Sites-Bittinger, L.P.-Lot 22 Commerce Center-Prel/Final Subdivision/Land Development Plan (north-west end of Expedition Trail-adjacent to 20 Expedition Trail)-Must Act by 10/20/15

Mr. Gladhill (C.S. Davidson, Inc.), Mr. Suhr (Stevens & Lee) and Mr. Sites (Sites-Bittinger, L.P.) were introduced. Mr. Gladhill gave an overview of the 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.

Mr. Gladhill referenced the Wm. F. Hill & Associates, Inc. letter dated July 7, 2015. A revised Plan reflecting some of the comments have been resubmitted; however, the Township Engineer has not had ample time for review of the second submission.

Mr. Vranich proceeded to highlight specific items listed below for discussion that is referenced in the said letter:

3. 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 should review the submitted elevation views of the primary facade. This item is usually submitted with the Plan.

5. ZO 140-12.H-This section establishes the requirements for streetscape along Route 30. As this plan proposes the subdivision and development of parcels adjacent to Route 30, streetscape improvements must be provided. Determination was made by the Township Zoning Officer that deferral of this requirement would not be allowed and any such relief is sought through a variance with the Zoning Hearing Board (ZHB). The applicant will pursue a variance through the ZHB for this requirement.

11. ZO 140-51, SALDO 117-31.C–All lighting must be depicted on the Plan if the facility will be utilized in evening hours. Any evening hours needs to show lighting (i.e., parking lot) on the Plans.

13. ZO 140-53–Any and all signage must be submitted for review and permitted by the Township prior to signature by the Supervisors. The Applicant, as an option, may remove all references of signage on the Plans and then address it after the Land Development Plans have been approved.

14. SALDO 117-17.B(1)(c)–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. This is a reasonable request per the Planning Commission.

15. SALDO 117-20.A – Planning Module approval from PA DEP must be provided to the Township prior to Plan approval. It appears a Component 3 Planning Module will be required by PA DEP. Mr. Sites stated that he has been in contact with DEP and Gettysburg Municipal Authority (GMA) and due to more recent/current pipes laid in that area that a standard exemption from DEP will be acceptable. They are anticipating a letter from DEP stating that the standard exemption vice the Component 3 Planning Module will be acceptable.

27. SALDO 117-50 – Recreation land and/or fees are required for the Development. Mr. Suhr referenced a letter from C.S. Davidson, Inc. dated July 13, 2015 requesting a **MODIFICATION** to dedicate land for recreation use in lieu of fees. The Planning Commission pointed out that the land is for private not public use. Mr. Suhr challenged the type of use according to the PA Municipalities Planning Code. He will confer with Mr. Davis (Township Solicitor) on this issue. The Planning Commission will not entertain this modification unless the Township Solicitor states otherwise to the current ordinance.

29. SALDO 117-60.C(3)(c)-The Landscape Architect's seal and signature must be added to the Plans. The applicant has requested a **WAIVER** of this section. Mr. Gladhill referenced a C.S. Davidson, Inc. letter dated June 9, 2015 in support of this request. Proposed plantings have been laid out in a way that will improve the appearance, and safe community without the requirement of a licensed landscape architect. The Planning Commission asked how many planting units which is 31 which would require the services of a professional.

31. This project may be subject to impact fees for transportation capital improvements. The Developer shall contact the Straban Township Traffic Engineer for additional details. Mr. Suhr pointed

out that a said amount was approved by the Board of Supervisors (April 6, 2015 meeting), and they will also pay for a text amendment to include relocation credits within the same development.

38. SWM 109-23.A.2(i)[1]-The maximum slope of earthen basin embankments shall be 4:1. It appears that the outer embankment slopes are 3:1. Mr. Vranich has no objection and this would be structurally sound. Recommend **WAIVER** be granted per Planning Commission.

40. SWM 109-23.A.2(n)[3]-Provided the required outdoor play area fencing is installed in accordance with 140-19.G(3)(b), it appears that fencing would not be needed around the rain garden area. However, if the developer anticipates children traveling on the sidewalk adjacent to the rain garden in a regular manner, consideration should be given to installing fencing along the sidewalk. Measure and risk for SWM drainage should be considered. Ms. Hamm is looking at liability as a possible issue. Mr. Vranich will check with the Township Solicitor.

Adams County Office of Planning and Development letter dated July 21, 2015 was recently received and Mr. Gladhill disagrees with a few of their comments. He stated that the parking lot and site location meets the Township Ordinances. Mr. Vranich agrees with Mr. Gladhill. Mr. Merkel (Adams County Office of Planning and Development) noted that the County was not privy to all meetings and conversation held between Township and Developer/Applicant that worked out the details of the site. Lastly, under the Site Design of the spacing location of the Handicap parking spaces along with marking designated areas for pedestrians to cross traffic was cited. Mr. Gladhill stated that parking must be 10' away from the building and they were worried about cars backing out from the building; so, this was the logic in the design of the parking spaces. Mr. Gladhill noted that they will definitely mark the areas for pedestrian cross traffic.

Appearances:

Old/New Business

Central Adams Joint Comprehensive Plan

Mr. Merkel provided background information on the joint effort of the Plan involving Cumberland Township, Gettysburg Borough and Straban Township participation. Mr. Mauser stated both he and Ms. Kimble have been attending subject meetings; however, it is at a point in time where political and executive policies may need to be made and could be a realization of an outcome for the Township. Presently, the Township is in an advisory capacity. Mr. Merkel stated that the decision of the Planning Commission is to analyze and recommend at what level the Township's participation is in this Plan. It could be observation and provide input only or observation, input with intent to turn into policy. The County is not asking for commitment upfront to adopt; but, to participate in providing assistant and direction and, if necessary, are open to making policy decisions.

The Planning Commission discussed at length the advantages of participation and what is the level of involvement the Township wishes to contribute. It was decided to have Mr. Mauser and Ms. Kimble be the elected officials for the Township. Mr. Merkel will continue to send meeting summaries, which is held on the first Tuesday of the month, to the Township Office. Any show stoppers that need the Township's attention will be brought to light by Mr. Mauser or Ms. Kimble. These items will be put on the agenda for discussion at both the Planning Commission and Board of Supervisors meetings.

The Straban Township Planning Commission recommend Straban Township participation in the preparation of the Central Adams Joint Comp Plan.

Mr. Zepp moved, seconded by Mr. Catts. Motion carried unanimously.

Public Comment/General:

None

Adjournment

Mr. Zepp moved, seconded by Ms. Kimble to adjourn the meeting at 9:00 p.m. Motion carried unanimously.

NEXT MEETING: SUPERVISORS: August 3, 2015
PLANNING COMMISSION: August 26, 2015

Respectfully Submitted,

Tina M. McNaughton
Secretary