

# ***STRABAN TOWNSHIP PLANNING COMMISSION***

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

**MEETING OF:** August 26, 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; Bob Sharrah, Sharrah Design Group, Inc.; Eric Gladhill, C.S. Davidson, Inc.; Charles Suhr, Stevens & Lee; and Gary Hartman, Hartman & Yannetti.

## **Public Comment/Agenda Items:**

No discussion.

## **Minutes:**

**Mr. Catts moved, seconded by Mr. Mauser to approve the July 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**

KPI Technology, in a letter dated August 24, 2015, requested an extension of time for approval of the Preliminary/Final Subdivision/Land Development Plan to March 9, 2016. **Mr. Catts moved, seconded by Mr. Mauser to recommend approval of the extension of time to March 9, 2016. 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. Vranich (Wm. F. Hill & Associates, Inc.) started off the discussion with the most recent review of said plans dated August 6, 2015. This is the third assessment and the findings were referenced in the Wm. F. Hill & Associates, Inc. letter dated August 24, 2015. Each item was briefly discussed and the highlights of the outstanding issues (not inclusive) are listed below.

## Zoning Issues:

- Plans for the primary façade and signage have been submitted to Mr. Harbaugh (Land and Sea Services, LLC). Mr. Gladhill (C.S. Davidson, Inc.) stated that they are working with Mr. Harbaugh on these items.
- Variance of streetscape requirements along Route 30 – a Zoning Hearing Board meeting is scheduled for September 30, 2015.
- All lighting has been depicted on the Plan; however, the level of detail (i.e., type of light and lighting fixture) is required for bonding purposes and shall be annotated on the Plans. This will be done per Mr. Gladhill.

## Subdivision and Land Development Ordinance (SALDO) issues:

- Waiver for Preliminary Plan Requirements and Modification for maximum slope of earthen basin embankments were discussed at last month's meeting and guidance and direction were offered by the Planning Commission.
- SALDO 117-20.K, 117-27.B(32), 117-52-A Traffic Impact Study must be submitted to the Township Traffic Engineer and approved prior to Plan approval. The applicant has requested a **WAIVER** of this section. Mr. Suhr (Stevens and Lee) addressed this issue by stating that the Impact Fees are already determined and approved at the April Board of Supervisors meeting and this study will not give us any additional information that would have an impact on the set fees. This is trying to put the cart before the horse according to Mr. Suhr.

The Planning Commission members looked at the McMahon Transportation Engineers & Planners letter dated July 28, 2015. The Traffic Engineer – Jodie Evans recommended a traffic study be prepared to add a full site development trip generation to the existing traffic volumes projected to opening year conditions (not just new trips). Additionally, waiving of this study may set a precedence for other development in the future. Mr. Catts stated that they judge each project independently; but, must take the point of our paid engineers into consideration. However, the compelling logic submitted by the Applicant to allow the waiver may be the recommendation to the Board of Supervisors once the Plan has been recommended for approval.

- Pending Sewage Facilities Planning Exemption, and NPDES Permit Erosion and Sediment Plan Approval.
- Pending Impact fees, financial security fees, and Stormwater Management Practices, Facilities and Systems Maintenance and Monitoring Agreement signatures and recording.
- Ms. Hamm had concern at the last Planning Commission meeting regarding Township liability as a possible issue if fencing would not be needed around the rain garden area. Per Mr. Vranich confirmation from the Straban Township Solicitor (Mr. Davis) stating that the Township would be immune from liability based on exceptions of negligence (this situation would not be applicable) from local government units.

- A gravel parking area was installed within Lot 23 without appropriate permits from Straban Township. This violation must be resolved or satisfactory progress made on resolution, prior to approval of this Plan. Mr. Hartman (Hartman & Yannetti) addressed this issue that appropriate permitting along with a Zoning Hearing Board for use not approved has been filed with the Township. The goal is to work together with the Township to rectify the situation. The hope is to have the Zoning Hearing Board on the same date as the Sites-Bittinger Zoning Hearing (September 30, 2015).

The Planning Commission will not move forward on recommending approval until all zoning issues are resolved.

### **Appearances:**

### **Old/New Business**

#### **1) Central Adams Joint Comprehensive Plan**

Mr. Mauser gave an update of the subject Plan based on his attendance at this month's meeting with the County. What has been noted is the Act 537 Plan (Township Sewage Facilities Plan) and its probable need to be updated. The Land Use Assumption Report (LUAR) is currently being developed by Township, and County personnel as well as subject-matter residents. The Act 537 Plan ties back to the LUAR which will depict the need to have all information currently reflecting historical, existing conditions, and future projections.

Mr. Mauser provided handouts and supporting computer presentation on various scenarios of areas of refinement of growth as it relates to Straban and Cumberland Townships, and Gettysburg Borough. Various maps depicted proposed growth areas based on progressive development of areas to recommend, study, consider, potential land available. The maps also built on that growth and areas to consider for build-outs utilizing four different assumption scenarios (percentages of residential and non-residential uses).

The next Central Adams Joint Comprehensive Plan meeting will be held on the first Tuesday of the month. Mr. Mauser and Ms. Kimble will continue to represent the Township.

#### **2) Review and Comment to Consider Adoption of an Ordinance Amending 117-4 and 140-5 Definitions. Building.**

Mr. Vranich stated that two inconsistencies exist with the definition of the word "Building". One definition is contained in the Subdivision of Land – Chapter 117 and the other is contained in the Zoning – Chapter 140. A consensus is sought to use one definition to promote consistency throughout the Straban Township Code. Discussion ensued and the agreement was to adopt the definition contained in the Zoning Ordinance. This is in accordance with the Adams County Office of Planning and Development recommendation, as well.

**Mr. Mauser moved, seconded by Mr. Catts to recommend approval of the Ordinance amending the Definitions. Building to coincide with Section 140-5 to be the current definition. Motion carried unanimously.**

**3) Review and Comment to Consider Adoption of an Ordinance Amending 140-Attachment 3:1 Lighting Fixture Specifications.**

The need to modify the said ordinance was required due to the advanced technology in lighting noting more efficient and cost effective options. According to Mr. Vranich the term “light source” will be used to keep the door open for advances in technology and as long as the light source can meet the quality and quantity of light produced by 250 watt metal halide lamp. We do not want to be in the same situation where we have specified an obsolete product specification that needs to be updated.

**Mr. Catts moved, seconded by Ms. Kimble to recommend approval of the Ordinance amending Lighting Fixture Specifications. Motion carried unanimously.**

**Public Comment/General:**

None

**Adjournment**

**Mr. Zepp moved, seconded by Mr. Catts to adjourn the meeting at 8:00 p.m. Motion carried unanimously.**

**NEXT MEETING:** SUPERVISORS: September 8, 2015  
PLANNING COMMISSION: September 23, 2015

Respectfully Submitted,

Tina M. McNaughton  
Secretary