

STRABAN TOWNSHIP PLANNING COMMISSION

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

MEETING OF: September 23, 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, and Township Engineer Erik Vranich.

Others in attendance: Eric Gladhill, C.S. Davidson, Inc.; Charles Suhr, Stevens & Lee; and David Sites, Sites-Bittinger, L.P.

Public Comment/Agenda Items:

No discussion.

Minutes:

Mr. Catts moved, seconded by Ms. Kimble to approve the August 26, 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 11/02/15

Ms. Hamm noted that the Board of Supervisors, at the September 8, 2015 monthly meeting, decided on a two month extension conditional based upon the Board receiving a status and intention report prior to the November 2, 2015 deadline. The Board of Supervisors will decide if anymore extensions be granted for Plan review.

The Planning Commission members asked what the implication may be on this project if the proposed Lincoln Commons Plan (next to the Hampton Inn) is moved forward since Gettysburg Crossing has been set aside for the present time. Mr. Vranich (Wm. F. Hill & Associates, Inc.) replied that this project is on a smaller scale but unsure of the impact to the roads. He stated that definite right-in and right out main and secondary entrances for this project from Shealer Road are part of the Lincoln Commons Plan.

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. Suhr (Stevens & Lee) began discussion referencing the most recent review of said plans by Wm. F. Hill & Associates dated September 21, 2015. Basically, three Waivers and one Modification along with outstanding issues relating to responses from PA Department of Environmental Protection (DEP), required development fees, stormwater management agreement and Zoning Hearing Board outcome are pending. Mr. Vranich agreed with Mr. Suhr's assessment of the outstanding issues (housekeeping and Zoning Hearing Board decision) for the project.

Mr. Zepp stated that the Planning Commission could at least look and decide on the outstanding Waivers and Modification. The following items referenced in the Wm. F. Hill & Associates Letter dated September 21, 2015 were discussed at length during the July 22 and August 26, 2015 Planning Commission meetings:

3.a. SALDO 117-17.B(1)(c)-Preliminary Plan Requirements – **WAIVER** requested.

Mr. Catts moved, seconded by Ms. Kimble to recommend approval of waiver 3.a. depicted in the Wm. F. Hill Letter dated September 21, 2015 for the Sites-Bittinger Preliminary/Final Subdivision and Land Development Plan. Motion carried unanimously.

3.b. SALDO 117-20.K, 117-27.B(32), 117-52–Requires submission and approval of a Traffic Impact Study -**WAIVER** requested.

Mr. Zepp moved, seconded by Mr. Catts to recommend approval of waiver 3.b. depicted in the Wm. F. Hill Letter dated September 21, 2015 for the Sites-Bittinger Preliminary/Final Subdivision and Land Development Plan. Motion carried with a four to one vote. Ms. Hamm disapproved the motion.

3.c. SALDO 117-39.D(2)-Requires streetscape improvements for properties along Route 30 within designated areas. **WAIVER** requested due to pending Zoning Hearing.

Mr. Zepp moved, seconded by Ms. Kimble to recommend conditional approval of waiver 3.c. depicted in the Wm. F. Hill Letter dated September 21, 2015 for the Sites-Bittinger Preliminary/Final Subdivision and Land Development Plan based upon the outcome of the Zoning Hearing Board meeting scheduled for September 30, 2015. Motion carried with a four to one vote. Ms. Hamm disapproved the motion.

3.d. 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. The Developer has requested a **MODIFICATION** of this section to allow for 3:1 slopes on the outside of the basin embankment.

Mr. Catts moved, seconded by Mr. Mauser to recommend approval of modification 3.d. depicted in the Wm. F. Hill Letter dated September 21, 2015 for the Sites-Bittinger Preliminary/Final Subdivision and 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 September 21, 2015 to be satisfied as follows:

1. 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. The applicant has requested a **VARIANCE** of this section. Note that the Zoning Hearing Board meeting is scheduled for September 30, 2015 to discuss this request.
2. All appropriate signatures of the Final Plans must be provided prior to final plan approval, including the landowner, developer, engineer, surveyor, and landscape architect signatures.
4. SALDO 117-20.A–Planning Module approval from PA DEP must be provided to the Township prior to Plan approval. A Sewage Facilities Planning Exemption has been submitted for approval.
5. SALDO 117-26.D–A financial security estimate must be provided, approved, and bonded prior to Final Plan approval. An estimate has been provided and will be approved upon decision by the Zoning Hearing Board. Mr. Vranich added that an amount has been determined for streetscape improvements and another amount for no streetscape improvements.
6. SALDO 117-50–Recreation land and/or fees are required for the Development.
7. This project will be subject to impact fees for transportation capital improvements. All required traffic impact fees must be paid prior to issuance of a building permit.
8. Subsequent to the previous review letter, 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. Note that the Zoning Hearing Board meeting is scheduled for September 30, 2015 to resolve this violation.
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.

Mr. Zepp moved, seconded by Mr. Catts. Motion carried with a four to one vote. Ms. Hamm disapproved the motion.

Appearances:

None

Old/New Business

1) Review and Comment to Consider Adoption of an Ordinance Amending Sections 81-16 and 81-17 Traffic Impact Fee Ordinance

Mr. Suhr wrote and collaborated with the Township Solicitor (Walton Davis) on the proposed amendment being considered for recommended approval by the Planning Commission. The discussion on what had been modified or added as new information was pointed out by Mr. Suhr.

- §81-16. Method of Payment. Clarifies when and under what conditions the method of payment for the transportation capital improvements impact fee shall be made (i.e., building permit, land use permit, or certificate of occupancy.) The question of when a certificate of occupancy when no permits may be warranted was discussed. This can be a change of use of a property which would warrant applying for a certificate of occupancy.
- §81-17. Credit. Defines procedures and criteria when credit for impact fees are applicable for new construction for new uses and expansion or relocation of uses established before and after the Impact Fee Ordinance was adopted (August 7, 2006). Multiple scenarios of transferring credits when a lot has and has not paid traffic impact fees are outlined in this section. Ms. Hamm pointed out that in item B.(1)(ii) that “the use of such credit may only be applied to the same lot for which the impact fee was paid, or transferred to a lot within the same development for which the impact fee was paid” is and should stress that within the development plan approved by the Township.

Mr. Vranich pointed out that the original traffic impact fees would stay with the property and the land owner has the knowledge what is happening with the property vice any leaseholder. He also noted that the traffic impact fees are triggered by change of use and new development. The Township Traffic Engineer uses the Institute of Transportation Engineers (ITE) which gives criteria for defining trips based on units of measure and types of industry.

How to track what traffic impact fees already paid to the Township may be an area to study. Presently, using Quickbooks is an option for what has been paid after the Code was adopted. However, it is a concern for property that is grandfathered before the Code was adopted that would have to be scrutinized for any change of use before issuing any permits for land, building or certificate of occupancy. This would have to be a process that the Township Zoning Officer would incorporate into the permit approval process.

The Planning Commission decided to revisit this next month to digest, recommend any changes and identify any ramification this amendment may have to the Township.

2) Central Adams Joint Comprehensive Plan

Mr. Mauser gave an update of any issues of the subject Plan based on the comments of the open house events held on August 7 and 17, 2015. The discussion of growth areas and primary adjustments to the areas were explained. The proposed project-Gettysburg Commons-in Straban Township was part of this discussion. This project is slated to be located at Route 15 and Route 394 interchange. Additional area also noted as potential growth is Shealer Superfund site on Hunterstown Road. Mr. Mauser referenced maps that depicted these draft growth areas and stated that the focus on whether they should be included is the primary question. This question may be answered in conjunction with the current development of the Land Use Assumption Report (LUAR) which continues to meet. The subsequent LUAR meeting is slated for October 28 at 6:00 p.m. before the October Planning Commission meeting.

The next Central Adams Joint Comprehensive Plan meeting will be held on the first Tuesday of the month which is October 6, 2015.

Public Comment/General:

None

Adjournment

Mr. Zepp moved, seconded by Ms. Kimble to adjourn the meeting at 8:15 p.m. Motion carried unanimously.

NEXT MEETING: SUPERVISORS: October 5, 2015
PLANNING COMMISSION: October 28, 2015

Respectfully Submitted,

Tina M. McNaughton
Secretary