

STRABAN TOWNSHIP PLANNING COMMISSION

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

MEETING OF: December 16, 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 George Mauser, and Township Engineer Erik Vranich.

Others in attendance: Ken Scott, Beyond All Boundaries, LLC.

Public Comment/Agenda Items:

No discussion.

Minutes:

Mr. Mauser moved, seconded by Ms. Kimble to approve the November 18, 2015 minutes as presented. Motion carried unanimously.

Land Use Reviews (Preliminary/Final Plans):

Agricultural Commodities, Inc. - Land Development Plan (1585 Granite Station Rd.) – Must act by 02/16/16

Mr. Vranich (Wm. F. Hill & Associates, Inc.) stated that this type of Plan would be relatively straightforward to review. However, existing macadam areas that did not go through the proper permitting and stormwater management process must be addressed. Additionally, a grain bin was erected and at that time, it was deemed agricultural and an erroneous assumption was made that no permits were required. This is a true assumption for the building permit but not the land use permit. The height (127.75 feet) of this structure is also in violation of the maximum allowable building height of 60 feet in the EC-2 zone. A request to be heard at the Township's Zoning Hearing Board is the probable procedure to pursue by Agricultural Commodities, Inc.

Dawson, Melissa – Prel/Final Subdivision Plan-Lot Addition (east side of 485 Coleman Road)-Must act by 02/18/16

Mr. Scott (Beyond All Boundaries, LLC) gave an overview of subdividing a two (2) acre property from the parent property (owner-Melissa Dawson) and creating a lot addition to an adjacent property (owner-William and Sandra Snyder) which creates a combine lot size of approximately three (3) acres.

Mr. Vranich continued the review of said plans as outlined in the Wm. F. Hill & Associates Letter dated November 25, 2015.

1. ZO 140-7.C-It appears that three of the buildings within the Snyder property are within the existing front and side building setbacks. It is recommended that Certificates of Non-Conformance be applied for with respect to the encroachment within the front and side setbacks. Mr. Scott stated that the application for Certificate of Non-Conformance is in the process of nearing completion for submission to the Township.

The Straban Township Planning Commission recommended conditional approval based on the review letter of Wm. F. Hill and Associates, Inc. dated November 25, 2015 to be satisfied as follows:

2. 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. Catts to recommend approval of the Planning Waiver and Non-Building Declaration. Motion carried unanimously.

3. SALDO 117-27.B(3) - The surveyor's signature must be added to the Plans.

4. SALDO 117-27.B(21) - The right-of-way width for Coleman Road on Lot 1 must be depicted on the Plan.

5. SALDO 117-27.B(28) - The location of the well and septic system serving the Snyder property must be depicted on the Plan.

Per Mr. Scott items 3-5 have been added to the Plans.

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

7. SALDO 117-38.D - All property corners shall bonded items or field verified prior to Supervisors' signatures being added to the Plans. Mr. Scott stated that these corners will be set prior to the January Board of Supervisors meeting.

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

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. Vranich stated that the Adams County Office of Planning and Development comments have been received and are in support of the Ordinance change. This amendment basically expands and addresses

issues relating to method of payment when impact fees are assessed, credited and transferred which had been discussed, at length, at the September 23, 2015 Planning Commission meeting.

Mr. Mauser moved, seconded by Mr. Catts to recommend approval of the Ordinance amending Traffic Impact Fee Sections 81-16 and 81-17. Motion carried unanimously.

2) Central Adams Joint Comprehensive Plan

Mr. Mauser stated that the last meeting (December 1, 2015) was cancelled; therefore, nothing new to report.

The next Central Adams Joint Comprehensive Plan (Steering Group) meeting will be held January 5, 2016.

Additional Comments:

None

Public Comment/General:

None

Adjournment

Mr. Zepp moved, seconded by Mr. Catts to adjourn the meeting at 7:15 p.m. Motion carried unanimously.

NEXT MEETING: SUPERVISORS: January 4, 2016
PLANNING COMMISSION: January 27, 2016

Respectfully Submitted,

Tina M. McNaughton
Secretary