

STRABAN TOWNSHIP PLANNING COMMISSION

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

MEETING OF: January 27, 2016, 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 Sharon Hamm, Member George Mauser, Township Engineer Erik Vranich, and Zoning Officer Jamie Harbaugh.

Others in attendance: Terry Sheldon, Beyond All Boundaries, LLC.

Public Comment/Agenda Items:

No discussion.

Reorganization of Planning Commission:

Mr. Catts submitted a letter of resignation to the Straban Township Planning Commission. He has taken on new endeavors and will not have the dedicated time. Mr. Catts has served in this capacity for the past 7-8 years for the Township. Mr. Zepp along with the Planning Commission Members expressed gratitude of his time, effort and hard work and wished him well on his new endeavors.

Ms. Hamm moved, seconded by Mr. Catts to appoint Mr. Zepp as Chairman, Ms. Kimble as Secretary, Mr. Mauser as Vice Chairman, and Ms. Hamm as member. Motion carried unanimously.

Minutes:

Mr. Catts moved, seconded by Mr. Mauser to approve the December 16, 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. Sheldon (Beyond All Boundaries, LLC) gave a brief historical perspective and overview of the submitted Land Development Plan. He stated that prior Zoning Hearing Board Decisions allowed the expansion of its pre-existing special exception use to build new office space as well as a variance from the 150 foot setback requirement; thus permitting the continuance of existing parking within the front yard setback.

The next logical step, according to Mr. Sheldon, was to submit the subject Land Development Plan which proposed the expansion of the office space. This Plan was reviewed by both the County and Township Engineer and a few zoning issues needed to be addressed by the Applicant. Ms. Hamm asked for clarification of these issues. Mr. Sheldon explained that a Zoning Hearing Board (ZHB) meeting was scheduled next week (February 4, 2016) to request a special exception to permit the expansion of a grain bin which was constructed last year without the proper zoning and permit approvals. A variance for the grain bin (127.75 feet high) which exceeded the maximum allowable height of 60 feet is also being requested. The planned ZHB has been postponed to be continued at a later date due to a third issue which involved expanding impervious area around the grain bin which was placed within 50 feet buffer yard adjacent to a pond or body of water. An amended application will be submitted and the ZHB will address these issues with the Applicant.

Mr. Vranich (Wm. F. Hill & Associates, Inc.) mentioned that two waivers are being requested and noted on the Plan for Items 10 and 11 of the Wm. F. Hill & Associates Letter dated January 6, 2016. These waiver address curbing in parking areas of commercial development and installation of sidewalks for all non-residential uses. Ms. Hamm stated that the guidance on both of these waivers from the Planning Commission will continue, as they always have in the past, relate to the applicability in rural areas and be looked at on a case-by-case basis for each presented Land Development Plan.

Until zoning issues have been resolved, Beyond All Boundaries, in a letter dated January 19, 2016, requested a 90-day extension of time for approval of the Final Land Development Plan to May 16, 2016.

Ms. Hamm moved, seconded by Mr. Mauser to recommend approval of the extension of time to May 16, 2016. Motion carried unanimously.

Appearances:

None

Old/New Business

1) Central Adams Joint Comprehensive Plan

Mr. Mauser stated that last month's January 5, 2016 meeting was cancelled due to the physical relocation of offices of the Adams County Office of Planning and Development; therefore, nothing new to report.

The next Central Adams Joint Comprehensive Plan (Steering Group) meeting will be held February 2, 2016.

Additional Comments:

None

Public Comment/General:

None

Adjournment

Ms. Hamm moved, seconded by Mr. Zepp to adjourn the meeting at 7:25 p.m. Motion carried unanimously.

NEXT MEETING: SUPERVISORS: February 1, 2016
PLANNING COMMISSION: February 24, 2016

Respectfully Submitted,

Tina M. McNaughton
Secretary