

# ***STRABAN TOWNSHIP PLANNING COMMISSION***

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

**MEETING OF:** February 24, 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 George Mauser, Member Sharon Hamm, Township Engineer Erik Vranich, and Zoning Officer Jamie Harbaugh.

Others in attendance: Dave Lazas, ATAPCO Properties; Andy Merkel, Adams County Office of Planning and Development; Terry Sheldon, Beyond All Boundaries, LLC; Jeff Zigler, KPI Technology; Rachel, Rusty and Carolyn Conaway, residents.

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

No discussion.

## **Minutes:**

**Ms. Hamm moved, seconded by Mr. Mauser to approve the January 27, 2016 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 05/16/16**

No discussion.

## **Appearances:**

### **1) Conaway, Allan and Carolyn (145 Flickinger Road) – sewage planning**

Mr. Sheldon (Beyond All Boundaries, LLC) gave a general dissertation of the background of the said property. The Conaways have been trying to subdivide the property into two plots of land so that a family member can purchase the residence but not the existing auto repair business. Health issues prevail with the existing family and this would be a viable solution for all parties.

The zoning of the land is in the R-R (with no public water/sewer) which has a minimum lot area requirement of two (2) acres. The Conaways can purchase land to enable this proposed subdivision to be near/at this minimum acre requirement; however the one lot is short of the two acre minimum (2.002 gross acres and 1.875 net acres which is the auto repair business that is a legal non-conformance use). The

second lot is residential in nature (2.191). A Zoning Hearing Board (ZHB) was held in November 2015. The decision to grant the variance to allow the proposed subdivision was granted provided that the auto repair business cannot extend beyond the land now occupied for the legal non-conformance use and the land will be clearly marked of the dividing line separating the non-conforming use and the two acre lot reserved for residential.

The proposed subdivision contains a scenario where the residence sewer needs are currently served by a large sandlot and no back-up site. The garage (auto repair business only-no underground tanks) uses the residential facility and has no separate sewage system. The sites have been tested and the soil deemed unacceptable for on-site sewage disposal. A holding tank to satisfy the septic requirements of the garage is being sought. The Township officials - Sewage Enforcement Officer (SEO)-Dean Shultz (Gettysburg Engineering, Co. Inc.), Engineer-Erik Vranich (Wm. F. Hill & Associates, Inc.), and Solicitor-John S. Phillips (Phillips & Phillips) met with the Mr. Sheldon and the Conaways on February 3, 2016 to discuss the options available for the septic needs of both properties. Mr. Vranich pointed out a list of conditions that was sent to Mr. Sheldon on February 8, 2016. The conditions summarized are: non-building waiver and any other conditions acceptable for Department of Environmental Protection (DEP); fill-site for the residence, holding tank for the garage and two new fill-sites and a well; along with applicable financial security. Agreements detailing the financial security (timing), testing of fill-sites, restriction on the garage for commercial use consistent with the non-conformity, and if the fill-site on the garage does not pass than restrictions on use of the property with a holding tank would be enforced. These conditions would have to be part of the waiver/modification proposed with the Subdivision Plan.

The Planning Commission members expressed that the Conaways are trying to work with what they have on the existing land which is an obvious conclusion. They would entertain such proposal keeping in mind that all conditions and agreements must be spelled out with the proposed Subdivision Plan. Lastly, Mr. Zepp reminded the audience that the Planning Commission can only give recommendations and opinions to the Board of Supervisors who have the final decision.

## **2) Gettysburg Crossing (northwest of Rt. 30 and U.S. Rt. 15, east of Shealer Road) – layout for proposed Lincoln Commons project and related zoning and SALDO issues**

Mr. Lazas (ATAPCO Properties) gave a brief historical perspective of both projects beginning with a major retailer (Walmart) pulling out of the Gettysburg Crossing project. The Lincoln Commons Final Subdivision Plan had been approved and recorded in 2006 and was purchased in 2014 by Gettysburg Crossing. The initial approved Subdivision Plan had five lots which the proposed presented sketch plan has four lots. A Land Development and Subdivision Plan will eventually be submitted to the Township. Presently, the Transportation Study Review is underway and recommendations of a northbound and southbound approach of Shealer would require exclusive left turn lane. The Right-in Driveway off of Route 30 was also discussed. This is something already constructed and was not supported by the Township. Mr. Merkel (Adams County Office of Planning and Development) brought up that Penn DOT may be in the design phase of the Rt. 15 and 30 interchange and is not sure if this project may or may not have an impact on the Right-in Driveway.

The sketch plan presented to the Planning Commission depicts a 19,200' shopping center which is a permitted use by special exception. A ZHB is scheduled for March 29, 2016 to present this special exception to the Township. Mr. Lazas wanted to discuss the elimination of the 5' parking island/divider strip between abutting rows of parking. He stated that adequate green space around the parking spaces depicted on the plan would allow sufficient green space. Mr. Vranich pointed out that this is a smaller space/lot around 2 acres for the shopping center. He stated that in the past where modifications have

occurred that the quantity of green space is not eliminated. In other words, it may be calculated in other areas to come up with the same quantity. An example he gave would be make one divider strip 15' in width with two sections of abutting parking not having any strip as opposed to three 5' wide divider strips. The Planning Commission would entertain this concept on the Plan.

Ms. Hamm brought up food for thought on the access point into the parking area of the shopping center. This is an area where parking spaces are depicted to the right side of the parking entrance which could be an invitation for cars to drive right through the parking spaces, as a shortcut, and not necessarily on the designated road path.

Lastly, Ms. Hamm mentioned that the original Lincoln Commons Subdivision Plan had stormwater easement flow from the corner of the project run to the detention basin at the back and in the middle of the property. Mr. Lazas noted that the basin is non-operational and a redesign of this scenario will have to be incorporated in the new plan.

## **Old/New Business**

### **1) Sewage Facilities Planning Module – Frey – (660 Shrivvers Corner Road)**

Mr. Vranich stated that the subject property has a failing septic system and the Applicant is looking to install a Small Flow Sewage Treatment Facility Disposal System. The lot had been tested and is not suitable for any type of on-lot septic. The process requires that a Sewage Facilities Planning Module be submitted through the municipality to DEP. This module was submitted and comments provided by the Township SEO-Dean Shultz. Mr. Zepp questioned one of the comments on said letter (item 4) dated February 10, 2016 concerning an individual vice a community well operated by the Environmental Protection Agency (EPA). This should/will be clarified by the Applicant.

Component 4a of the Sewage Facilities Planning Module is to ensure municipality review of the proposed module.

**Mr. Mauser moved, seconded by Ms. Hamm to approve the Sewage Facilities Planning Module-Component-4a-Municipal Planning Agency Review for the Frey Small Flow Treatment Facility Disposal System located at 660 Shrivvers Corner Road. Motion carried unanimously.**

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

Mr. Mauser stated that at the February 2016 meeting a community outreach recommendation was made to expand an area in the Township to be Agricultural Enterprise vice Rural Landscape. Mr. Mauser provided the future land use category summary so definitions of both areas could be examined. He stated that this was an issue that he was not comfortable to take a stand without the input of the Township.

Mr. Merkel provided the draft maps designating the areas in question. He pointed out that the main distinction between these two areas is one is more industrial/large scale agribusiness as opposed to small-scale farms (i.e., active production instead of landscape).

The Planning Commission members stated that this would create a large discrepancy with the current Township zoning if we use the Agricultural Enterprise map. Mr. Merkel pointed out that the Joint

Comprehensive Plan effort is only a regional effort; however, Township zoning may be influenced by what is proposed future land use. The Planning Commission made the recommendation that the Rural Landscape Future Land Use map be used which is more in line with current zoning. This is more of an interim step versus a huge jump from current zoning as depicted in the Agricultural Enterprise map.

The next Central Adams Joint Comprehensive Plan (Steering Group) meeting will be held March 1, 2016.

**Additional Comments:**

None

**Public Comment/General:**

None

**Adjournment**

**Ms. Hamm moved, seconded by Mr. Zepp to adjourn the meeting at 8:18 p.m. Motion carried unanimously.**

**NEXT MEETING:** SUPERVISORS: March 7, 2016  
PLANNING COMMISSION: March 23, 2016

Respectfully Submitted,

Tina M. McNaughton