

# ***STRABAN TOWNSHIP PLANNING COMMISSION***

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

**MEETING OF: March 23, 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 Vice Chairman George Mauser presiding. Others in attendance were: Member Secretary Patt Kimble, Member Sharon Hamm, Township Engineer Erik Vranich, and Zoning Officer Jamie Harbaugh.

Others in attendance: Dave Lazas, ATAPCO Properties and Bob Sharrah, Sharrah Design Group, Inc.

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

No discussion.

## **Minutes:**

**Ms. Hamm moved, seconded by Ms. Kimble to approve the February 24, 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**

Mr. Vranich (Wm. F. Hill & Associates, Inc.) mentioned that a Zoning Hearing Board meeting to discuss two variances and a special exception was held March 16, 2016. No decision was made and, as a result, a Decisional meeting is scheduled for April 13, 2016.

## **Appearances:**

**1) 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 update of the project which is officially under the Lincoln Commons Final/Subdivision Plan. A traffic engineer review of the revised transportation study was conducted to reflect the development to be built in one phase resulting in the number of egress trips exceeding 75 which triggered the full movement access from Hull Drive and modifications to access on Shealer Road.

Mr. Lazas distributed a revised concept sketch plan-Option E-2 to the Planning Commission.

This sketch depicted concerns that were brought up in the February 24, 2016 Planning Commission meeting involving parking issues. Specifically ensuring that the right side of the parking entrance into the shopping center is not an invitation for cars to drive right through the parking spaces, as a short-cut creating a safety concern. Mr. Lazas pointed out that an added planting strip between two aligned rows of parking spaces will prohibit this from happening.

Another concern addressed was referenced under §117-60.D.(1)(e) which states a landscaped divider strip between abutting rows of parking shall be installed. The developer will request a formal modification of this section to utilize a combination of the quantity of green space to equate to the minimum measurement required to satisfy the overall dimensions. Presently, 65% impervious and 35% landscape area is depicted on the sketch plan. The Planning Commission cannot take any formal action on addressing this issue since a Land Development Plan has not been submitted to the Township which will contain the formal modification request; however the Planning Commission does not oppose the possible modification.

An issue that Mr. Vranich reminded Mr. Lazas of is Lot #1 of the sketch plan and its associated parking layout in regards to being placed between the plane of any primary facade and the road right of way. This is being looked at for a possible zoning modification request.

## **Old/New Business**

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

Mr. Mauser attended the March 2016 meeting where a draft of the Outreach Summary Report was reviewed. This report is a collection of feedback from the public on how they would like the future of the Central Adams region to look. This was accomplished through surveys, events and online efforts to solicit/encourage comments. The Joint Comprehensive Plan, once completed, will eventually involve public hearings and adoption by the Township(s). The next meeting on April 5, 2016, Ms. Kimble will attend.

## **Additional Comments:**

None

## **Public Comment/General:**

Mr. Sharrah (Sharrah Design Group, Inc.) wanted to give the Planning Commission a “heads up” on the Gettysburg Montessori Charter School Land Development Plan that was submitted to the Township on March 3, 2016 and will be on next month’s Planning Commission agenda. The school which enrolls students from K-6<sup>th</sup> grade now has a contract to purchase 888 Coleman Road, Gettysburg, which formally was the Hunterstown Church of God. The large building on the property will be modified and a proposed building expansion will be proposed.

Mr. Sharrah pointed out a few issues that were complete or in the process of being examined. A Zoning Hearing Board meeting was held in October 2016 which allowed for the use of an educational institution

and the use of the existing well which provides ample flow and supply. Adequate sewage capacity exists per authorization through Gettysburg Municipal Authority (GMA). Presently, the number of enrolled students is in the high 100's per Mr. Sharrah and GMA has given approval for 300 students. A traffic impact study is also underway and is being reviewed and finalized. A scope meeting with PennDOT determined that the existing entrances off of Hunterstown-Hampton Road were issued Occupancy Permits that may require no changes due to the wide access which may only warrant shoulder improvements.

The goal for the school is to get into the new location not necessarily the new proposed addition by the new school year (2016-2017).

**Adjournment**

**Ms. Kimble moved, seconded by Ms. Hamm to adjourn the meeting at 7:26 p.m. Motion carried unanimously.**

**NEXT MEETING:** SUPERVISORS: April 4, 2016  
PLANNING COMMISSION: April 27, 2016

Respectfully Submitted,

Tina M. McNaughton