

STRABAN TOWNSHIP PLANNING COMMISSION

Alan Zepp, Patt Kimble, Sharon Hamm, George Mauser, John Boblits

MEETING OF: April 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 George Mauser, Member Secretary Patt Kimble, Member Sharon Hamm, Member John Boblits, Township Engineer Erik Vranich, and Zoning Officer Jamie Harbaugh.

Others in attendance: Bob Sharrah, Sharrah Design Group, Inc.; Andy Merkel and Robert Thaeler, Adams County Office of Planning and Development.

Mr. Zepp welcomed John Boblits as a new member of the Planning Commission.

Public Comment/Agenda Items:

No discussion.

Minutes:

Ms. Hamm moved, seconded by Mr. Mauser to approve the March 23, 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 May 3, 2016.

Beyond All Boundaries, in a letter dated April 11, 2016, requested an extension of time for approval of the Final Land Development Plan to August 16, 2016.

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

Starbucks – Revised Final Land Development Plan-Streetscape As-Built Plan (Pebbles Plaza Shopping Center-1275 York Road)

Mr. Vranich gave a brief background on the Starbucks Preliminary/Final Subdivision Plan approved in 2012; however, a delay/deferment for streetscape was granted due to variable factors that may impact Route 30. Since that time, Starbucks decided to continue with the streetscape to which they had to work through processes and constraints. As a result, a Final As-Built Plan is presented vice multiple field changes.

Ms. Hamm questioned if the streetscape project is Americans with Disability Act (ADA) compliant. Mr. Vranich stated that this project is not 100% compliant; however, the private landowner accepted responsibility and released the Township of any liability. The property in question is not in the Township or State right-of-way; but on private land. A letter from the landowner releasing the Township of all claims, liabilities, damages and expenses is on file and was reviewed by the Township solicitor.

Mr. Zepp questioned the Township streetscape ordinance of Route 30 and the relevance to the real world. Mr. Vranich spoke of a text amendment that occurred during the BELCO Community Credit Union Land Development that had a bearing on this section (§140-12.H. – U.S. Route 30 streetscape enhancements). Mr. Vranich stated that this plan did not need to modify the ordinance because the variable factors were the overhead and underground location of utilities that created the field changes. Mr. Zepp main point is that this ordinance should be the least intrusive to development. Mr. Vranich indicated that how the ordinance is written today is pretty flexible; but will take a look and see if any modifications are warranted.

The Straban Township Planning Commission recommended approval of the final field change, the As-Built Plan, based on the review letter of Wm. F. Hill and Associates, Inc. dated March 31, 2016.

Ms. Hamm moved, seconded by Ms. Kimble. Motion carried unanimously

Gettysburg Montessori Charter School – Preliminary/Final Land Development Plan (888 Coleman Road)-Must act by 06/21/16

Mr. Sharrah (Sharrah Design Group, Inc.) presented the Preliminary/Final Land Development Plan depicting the existing conditions and proposed plan to add a 15,200 square foot building addition, play areas, new rain gardens, and a driveway that will connect to Coleman Road. Presently, the school must vacate the Eisenhower Center located on Broadway in Gettysburg. They share the school with VIDA Charter School and have outgrown the current location. The property was purchased in October 2015. A Zoning Hearing Board was held November 2015 to allow use as an educational institution and the use of the existing well which will provide ample flow and supply. Lastly per Gettysburg Municipal Authority (GMA) adequate sewage capacity exists for this Plan. According to Mr. Sharrah they are basically pending outside permissions (i.e., PennDOT requires a new Highway Occupancy Permit (HOP) since usage of site has changed and the NPDES permit is administratively complete and awaiting approval) for this project.

Mr. Vranich reviewed the comments outlined in the Wm. F. Hill & Associates Letter dated April 27, 2016 of said plans dated April 7, 2016. Each item was briefly discussed and highlights of the outstanding issues (not inclusive) are listed below.

- Pending submitted documentation to appropriate agencies – Adams County Conservation District-NPDES permit/Erosion and Sediment Control, Township Traffic Engineer-Traffic Impact Study, PennDOT-HOP, and Department of Environmental Protection (DEP)-well suitable with appropriate required permits.
- Minor stormwater management issues that are workable and should not change the layout of the Plan.
- A **WAIVER** of SALDO 117-41.C – of the requirement for sidewalks along the public road for all non-residential projects is requested. Ms. Hamm has concern that this is area where school children are present. Mr. Mauser stated that he knew this property and there is nowhere for the children to go and maybe a safety barrier would be more appropriate to address her concern. Mr. Sharrah reported that the majority of the children would be dropped off by bus at the rear of the school and that the play areas are to the side of the school. Ms. Kimble confirmed that the school district is obligated to provide transportation to a Charter School. The Planning Commission is satisfied with annotating this on the Plan with noting that the Township reserves the right to require sidewalks to be installed, if warranted, at a later date/time.

Lastly, Mr. Vranich mentioned that the Adams County Office of Planning and Development Letter dated April 4, 2016 presented a pretty clean review with minor comments.

Mr. Sharrah pointed out that the majority of the outstanding issues are external in nature. The Planning Commission would like to see more of these issues be resolved and presented at next month meeting before delivering any recommendation to the Board of Supervisors (BOS).

Appearances:

None

Old/New Business

1) Review and Comment on Adams County Office of Planning and Development Informal Review of Zoning Ordinance §140-12.E. - Location of Parking

Mr. Vranich summarized the problem that can exist with site design in the EC-1 zoning district that precludes location of parking between a primary building façade and a road right-of-way. This creates an even bigger problem for corner lots. Mr. Thaeler (Adams County Office of Planning and Development) reviewed §140-12.E. and provided comments regarding the planning context for this Ordinance outlined in a letter dated April 4, 2016. Two alternatives that may be viable options are to either allow parking along secondary frontage or allow limited parking along any frontage. Both options have pros and cons that Mr. Thaeler addressed in the said letter. The latter option is the recommend preference of the County and a prime example of a commercial property that has put this concept in play is Ruby Tuesday on Route 30 corridor. Mr. Vranich presented to the Planning Commission members an Adams County GIS map that depicts aerial view of various types of current parking options for commercial establishments that are used today.

The Planning Commission would like to see the vision outlined in the reviewed Ordinance to continue because it has a more aesthetic appeal. Mr. Thaeler stated that the present ordinance is more conducive to depicting a town vision. It is the box stores that can present a problem for store layouts when it comes to parking. Do you want to see some (limited) parking in/around stores with landscaping or a store tight up against Route 30 with a fake façade and the main entrance and parking on the side? One appeals more to an in-town vision where you have building and sidewalk with not much, if any, landscaping.

Both Mr. Harbaugh (Land and Sea Services) and Mr. Vranich concur that the most pressing problem presently is the corner lot and parking. For example Lincoln Commons project has that situation as does a property that is corned on Smith Road and Route 30.

Mr. Vranich recommended that the Planning Commission members drive around with these options in mind and see what is more pleasing to the Township vision and reconvene next month. Mr. Mauser stated that a clear statement of direction (i.e., corner lot, box stores, vision of store fronts, etc.) would be the best starting point to proceed in this endeavor.

2) Central Adams Joint Comprehensive Plan

Ms. Kimble attended the April 2016 meeting where a draft of the Outreach Summary Report was reviewed. Mr. Merkel will send the Township an electronic copy to forward to the Planning Commission members.

Additional Comments:

None

Public Comment/General:

None

Adjournment

Mr. Zepp moved, seconded by Ms. Hamm to adjourn the meeting at 8:25 p.m. Motion carried unanimously.

NEXT MEETING: SUPERVISORS: May 2, 2016
PLANNING COMMISSION: May 25, 2016

Respectfully Submitted,

Tina M. McNaughton
Secretary