

STRABAN TOWNSHIP PLANNING COMMISSION

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

MEETING OF: May 25, 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.; Robert Thaeler, Adams County Office of Planning and Development; Terry Sheldon, Beyond All Boundaries, LLC; and Matthew Re, William F. Hill & Associates, Inc.

Public Comment/Agenda Items:

No discussion.

Minutes:

Ms. Kimble moved, seconded by Mr. Mauser to approve the April 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 08/16/16

Mr. Sheldon (Beyond All Boundaries, LLC) was present to give a short synopsis of the Land Development Plan that proposes the expansion of the office space at said location. This Plan was addressed at the prior January Planning Commission meeting and had been awaiting the Zoning Hearing Board decision.

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 and the board granted the request. Mr. Vranich referred to the latest comments outlined in the Wm. F. Hill & Associates, Inc. Letter dated May 11, 2016. Of particular interest, item 6 referenced below was discussed:

6. By virtue of the response letter dated May 4, 2016, the applicant's engineer acknowledged that the applicant has chosen Option #2 of the Straban Township Traffic Engineer's letter dated February 2, 2016. Option #2 allows the transfer of the existing trips from the western side of Granite Station Road to the eastern portion of the development. A letter acknowledging this selection must be provided directly from Agricultural Commodities since they are accepting the conditions of Option #2. A letter dated May 25, 2016 from Agricultural Commodities satisfies this condition which transfers traffic impact fee credits from the west side of Granite Station Road to the east side and that any future development needs to be reassessed and the owner may be subject to the current traffic impact fees.

The next order of business that the Planning Commission acted on was addressing the Waivers contained in the cited letter which were discussed at the January 27, 2016 Planning Commission meeting.

3. SALDO 117-40.A-This section requires curbing in parking areas of commercial developments. The applicant has requested a **WAIVER** of this section.

Mr. Zepp moved, seconded by Mr. Mauser to recommend approval of waiver 3 depicted in the Wm. F. Hill Letter dated May 11, 2016 for the Agricultural Commodities, Inc. Land Development Plan with proper notation depicted on the Plan. Motion carried unanimously.

4. SALDO 117-41.C-The section requires the installation of sidewalk for all non-residential uses. The applicant has requested a **WAIVER** of this section.

Mr. Zepp moved, seconded by Mr. Boblits to recommend approval of waiver 4 depicted in the Wm. F. Hill Letter dated May 11, 2016 for the Agricultural Commodities, Inc. Land Development Plan with proper notation depicted on the Plan. Motion carried unanimously.

The Straban Township Planning Commission recommended conditional approval based on the review letter of Wm. F. Hill and Associates, Inc. dated May 11, 2016 to be satisfied as follows:

1. All appropriate signatures of the Final Plans must be provided prior to final plan approval, including the following:

- a. SALDO 117-27.B(3) – Seal and Signature of all Professionals
- b. SALDO 117-27.B(29) – Owner's and Developer's Acknowledgement
- c. SWM 109-25.A.21 - Signature of the stormwater management acknowledgement by the landowners.

2. SALDO 117-26.D-Financial security, in the amount of \$25,951.71, must be provided to the Township prior to Final Plan approval.

5. SALDO 117-50–Recreation land and/or fees in the amount of \$4,000 are required for this project.

7. SWM 109-32.A–The Stormwater Management Practices, Facilities, and Systems Maintenance and Monitoring Agreement must be signed and recorded prior to plan approval.

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

Gettysburg Montessori Charter School – Preliminary/Final Land Development Plan (888 Coleman Road)-Must act by 06/23/16

Mr. Sharrah (Sharrah Design Group, Inc.) gave an update on Plan revisions to add temporary modular classrooms due to time constraints to complete all of the building construction and renovations required prior to the beginning of the 2016-2017 school year. A note on the Plan states that removal of the temporary classrooms will occur within one calendar year of the issuance of the final occupancy permit for the new permanent structure/renovations.

Mr. Vranich stated that minor modifications for housekeeping issues were made to the Plan and the outstanding items are relating to external sources. Another review was performed by his office and the items addressed in the Wm. F. Hill & Associates, Inc. Letter dated May 23, 2016 were referenced with one waiver as the first directive for the Plan.

5. SALDO 117-41.C-The section establishes the requirements for sidewalks along the public road for all non-residential projects. The applicant has requested a **WAIVER** of this section. This waiver was discussed at length at the last Planning Commission meeting dated April 27, 2016. Ms. Hamm stated during the April meeting that she had some reservations. Her opinion has not changed due to the fact it is a school where children attend which should be the most important criteria of all that would trigger the need for sidewalks. Mr. Zepp specified that this property goes nowhere and the children would be dropped off and play in the rear and sides of the building.

Mr. Zepp moved, seconded by Ms. Kimble to recommend approval of waiver 5 depicted in the Wm. F. Hill Letter dated May 23, 2016 for the Gettysburg Montessori Charter School Institutional Land Development with proper notation depicted on the Plan. Motion carried with a four to one vote. Ms. Hamm disapproved the motion.

The Straban Township Planning Commission recommended conditional approval based on the review letter of Wm. F. Hill and Associates, Inc. dated May 23, 2016 to be satisfied as follows:

1. SALDO 117-20.B, 117-46, SWM 109-14.E–Submission of an NPDES Permit/Erosion and Sedimentation Control Plan and approval by the Adams County Conservation District is required. Mr. Sharrah commented that they are waiting on bog turtle clearance at that site and then this permit can be released which in turn affects the issuance of the Highway Occupancy Permit (item 4).

2. SALDO 117-20.K, 117-27.B(32), 117-52–These sections establish that a Traffic Impact Study must be submitted to the Township Traffic Engineer and approved prior to Plan approval. It is noted that this requirement was discussed during a scoping meeting with PennDOT.

3. SALDO 117-26.D-A financial security estimate must be provided, approved, and bonded prior to Final Plan approval. Financial security should be provided for any and all improvements required by the Straban Township Ordinances.

4. SALDO 117-32.B(4)-Concurrence and/or Highway Occupancy Permit approval from PennDOT must be obtained regarding the change in use for the existing PennDOT entrances.

6. SALDO 117-43–Verification from PA DEP must be provided that the existing well is suitable and all appropriate permits are in hand for use as a private water supply for the proposed school use.

7. This project will be subject to impact fees for transportation capital improvements. Traffic impact fees in the amount of \$52,160 must be paid prior to issuance of a building permit. Additionally, a developer's agreement must be executed ensuring post-development traffic counts as referenced in the Township Traffic Engineer's review letter dated May 2, 2016. Mr. Vranich pointed out that the developer's agreement to ensure post-development traffic counts is unusual due to the nature of transportation for this type of industry. So, as time goes on, a recount and adjust accordingly may be required.

8. SWM 109-32.A–An updated Stormwater Management Practices, Facilities, and Systems Maintenance and Monitoring Agreement must be signed and recorded prior to plan approval.

Ms. Kimble moved, seconded by Mr. Boblits. Motion carried unanimously.

Appearances:

None

Old/New Business

1) Agricultural Security Area Advisory Review

Mr. Zepp read the cover page of the Straban Township Agricultural Security Area Advisory Committee Letter dated May 19, 2016 addressed to the Planning Commission and Board of Supervisors. The Agricultural Security Area Review is to consider additions of properties 916 Hunterstown-Hampton Road, New Oxford under the name of Joseph and Donna Herfel, Jr. and 485 Coleman Road, Gettysburg under the name of Melissa A. LeMaster.

Ms. Kimble moved, seconded by Mr. Mauser to recommend approval of the two additions to the Agricultural Security Area located in Straban Township. Motion carried unanimously.

A third proposed addition that Mr. Zepp also recited is at 394 Coleman Road, Gettysburg and the owner of record is Connie R. Smith deceased and Edward K. Smith (spouse) is in the process of acquiring sole ownership.

Ms. Kimble moved, seconded by Ms. Hamm to recommended conditional approval of the addition of 394 Coleman Road to the Agricultural Security Area located in Straban Township once the legal issue has been resolved to the satisfaction of the Township Solicitor.

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

Mr. Thaeler (Adams County Office Planning and Development) was present to facilitate discussion and answer any questions or concerns regarding the Informal Review Request of §140-12.E – Location of Parking Letter dated April 4, 2016. This is a continuation of last month's discussion that resulted in thinking about a clear statement of the starting point and direction to proceed in this endeavor. In summary, the problem that can exist with site design in the EC-1 zoning district 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. Vranich stressed that the corner lot is the most prevalent problem today and this may be an easier change to the existing ordinance than trying to tackle all road frontage in the EC-1 zoning district.

Mr. Mauser commented that the present ordinance ties everyone's hands too much; on the other hand, you don't want to relax it too much so the Township cannot maintain a standard that is pleasing to the eye. He stated that the Township does not want to undermine the original intent of the streetscape design. He was also in agreement that the corner lots maybe a middle ground and a reasonable starting point.

Ms. Hamm liked the idea of using a landscape berm and Mr. Vranich agreed that that may be good idea for secondary roads of corner lots.

The Planning Commission than asked public attendees for comments.

Mr. Sharrah commented that most commercial property owners want parking in front of their building to show that the store has a vital customer base. He suggested to leave Route 30 alone and proceed with examining what can be done with the corners lots and secondary roads.

Mr. Sheldon commented that he also encounters problems with redevelop lots that are on Route 30 East of Cavalry Field Road because the lot size is too small to have parking in the rear of the building.

Mr. Harbaugh (Land and Sea Services) stated that corner lot zoning/parking issue is the problem he is facing with prospective developers. He also stressed that if/when changing the ordinance to please keep it simple. The more options you put out to the developers the more it becomes complicated for all parties.

The Planning Commission decided to have Mr. Thaeler and Mr. Vranich take a look at leaving Route 30 alone, look at corner lots with secondary road as having possible option, and examine if redeveloped lots East of Cavalry Field Road should not be part of the Route 30 streetscape ordinance. Maybe add berm with landscaping strip and one row of parking in the front. These options will be presented at next month's Planning Commission meeting.

3) Central Adams Joint Comprehensive Plan

Mr. Mauser attended two meetings pertaining to this topic this past month. Draft goals with recommendations as a result of the public outreach surveys and monthly meetings are being addressed. The raw data and analysis have been discussed extensively at these meeting and the handouts Mr. Mauser provide outline individual chapters/sections of the plan which continues to move forward.

Additional Comments:

None

Public Comment/General:

None

Adjournment

Mr. Zepp moved, seconded by Ms. Kimble to adjourn the meeting at 8:10 p.m. Motion carried unanimously.

NEXT MEETING: SUPERVISORS: June 6, 2016
PLANNING COMMISSION: June 22, 2016