

STRABAN TOWNSHIP PLANNING COMMISSION

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

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.; Sherri Clayton-Williams, Adams County Office of Planning and Development; Gil Picarelli, KPI Technologies; David Lazas, ATAPCO; and Fred Kammerer, Board of Supervisor.

Public Comment/Agenda Items:

No discussion.

Minutes:

Mr. Mauser moved, seconded by Ms. Kimble to approve the May 25, 2016 minutes as presented. Motion carried unanimously.

Land Use Reviews (Preliminary/Final Plans):

Battlefield Hearth – Preliminary/Final Land Development Plan (1745 York Rd.) – Must act by 08/29/16

Mr. Sharrah (Sharrah Design Group, Inc.) was present to give a short synopsis of the Land Development Plan that proposes the demolition of an existing single family residence and associated outbuildings and the construction of a new retail building, parking area, stormwater management facilities, and related appurtenances.

Mr. Vranich (Wm. F. Hill & Associates, Inc.) referred to the latest comments outlined in the Wm. F. Hill & Associates, Inc. Letter dated June 3, 2016 of said plans dated March 1, 2016. Items were briefly discussed and highlights of the outstanding issues (not inclusive) are listed below.

- Pending submitted documentation to appropriate agencies – Adams County Conservation District-Erosion and Sediment Control, Gettysburg Municipal Authority-Planning Module Exemption and letter acknowledging adequate capacity, PennDOT-HOP, and Department of Environmental Protection (DEP)-well suitable with appropriate required permits.
- Stormwater management issues to be addressed.

- It was noted that sidewalks were not shown on the plan. This property is close to an existing sidewalk (located just to the east of Cavalry Field Road) and the Ordinance does require sidewalks. Mr. Sharrah indicated that they will be requesting a waiver for this. Ms. Hamm pointed out that sidewalks do impact the plans and the plans should be prepared with sidewalks included.

Discussion developed concerning what to do about sidewalks in the township. The township has been granting modifications of sidewalk requirements which prolong when the sidewalk must be constructed. If sidewalks were required on this property, it would probably make sense to require past developments to install sidewalks in the area also (LTP Rentals; formal Gettysburg Pretzel to name a few). This would trigger the notification to the landowners. There are different forms of the modification language on approved plans because recently a glitch was found in the original language wherein it included “adjacent property” which has, in the most recent plans, been taken out. At a minimum the plans should be designed with sidewalks included. Mr. Vranich suggested that he would get advice from John S. Phillips, the township solicitor on options the township has.

Lastly, Mr. Vranich mentioned that the Adams County Office of Planning and Development Letter dated May 20, 2016 presented a pretty clean review with minor comments.

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).

Lincoln Commons – Final Subdivision and Land Development Plan (north east corner of York Road (SR 30) and Shealer Road, just west of US 15)-Must act by 09/14/16

Mr. David Lazas from ATAPCO presented the Board and Zoning Officer with elevations of the project. The Zoning Officer will review and give some direction to the developer. A Zoning Hearing was held on March 29, 2016 with the favorable decisional held on April 28, 2016 concerning the shopping center. The shopping center will have 19,200 square feet of rentable space. A Zoning Hearing was held on June 15, 2016 with a decisional scheduled for July 7, 2016 concerning Lot 1 (parking between façade). There were quite a few comments so a meeting has been scheduled with the Zoning Officer and Township Engineer next week to review the comments.

Mr. Vranich (Wm. F. Hill & Associates, Inc.) referred to the latest comments outlined in the Wm. F. Hill & Associates, Inc. Letter dated June 20, 2016 of said plan dated May 18, 2016. The proposed Plan depicts the resubdivision of the original Lincoln Commons development and further development of Lots 2A, 3A, and 4A as a pharmacy, Taco Bell, and shopping center, respectively. Also included in this plan is the construction of all related infrastructures, including access drives, parking area, stormwater management facilities, and related appurtenances. The subject property is located at the corner of York Road and Shealer Road. Mr. Vranich pointed out that the title of the Plan must be revised to remove reference to “Revised” and must be titled Preliminary/Final.

Mr. David Lazas indicated that they would be requesting two (2) Modifications:

SALDO 117-32.B(6) which establishes that no access drives shall be located within 5 feet of a property line. Since the proposed access drives are shared access points, Wm. F. Hill & Assoc., by its letter referenced above, would support a waiver of this section.

SALDO 117-60.D(1)(E) which establishes the requirements for landscape divider strips between abutting rows of parking. The requested modification will be for the shopping center.

The Board suggested that they work thru the comments with the Zoning Officer and the Township Engineer and then come back to the modifications.

Appearances:

John M. Hartzell, Adams County Solicitor – removal and replacement of trees at Adams County Adult Correctional Complex

Mr. Hartzell explained that the landscape architectural plans for the Adams County Adult Correctional Complex were approved and implemented in 2003. It was discovered, that in order for the security equipment at the Complex to be maintained correctly, it would require removal of interior trees. The idea would be to plant apple, peach and pear trees to be used for educational/training purposes for the inmates. These trees would be planted in an orchard type setting. If any die, they would be replaced. On June 10, 2016, fifty-one (51) assorted apple tree varieties were planted. An additional twenty-two (22) trees are needed and would be planted next year at the appropriate time. The request is for a waiver of the “minimum caliper size” contained in the SALDO; allow the County to finish planting fruit trees in 2017 with 25 pear and peach trees, undertaken during the planting season (early spring); and accept the orchard location, and eventual trees, as an acceptable substitute for the trees formerly contained in the parking lot area in front of the facility.

Ms. Kimble moved, seconded by Mr. Boblits to recommend approval of the concept landscaping relocation as long as the Engineer, Zoning Officer, Solicitor and Board of Supervisors approve. Motion carried unanimously.

Old/New Business

1) Members 1st – Potential Text Amendment – primary façade (140-12.E(2) and financial institutions (140-19.B(5))

Mr. Sharrah explained that Members 1st is proposing to re-develop two (2) lots at the southwest quadrant of the intersection of York Road and Natural Springs Road with a drive-through financial institution. There are two (2) specific items that may cause problems with the project due to the security-oriented nature of the business, the size and configuration of the lots involved, and access to the site.

Section 140-12.E(2) – requires a door that is open to the public on each primary façade of a building that is located on a corner lot. The Zoning Ordinance has been interpreted to require that each primary façade of the proposed Members 1st building must have a door that is open to the public (which in this case would be two doors open to the public) in addition to the building’s main entrance which is not located on a primary façade. Suggested language “In the event that a building’s main entrance is not located on a primary façade, the primary façade shall be required to provide architectural elements, including but not limited to bays, windows, doors (doors do not have to be open to the public) or cornice. Corner lots with more than one primary façade shall be required to provide similar architectural elements, including but

not limited to bays, windows, doors (doors do not have to be open to the public) or cornice, on each. Elevation views of the primary facades shall be submitted in the land development plan set.”

Section 140-19.B(5) – this section is specific to drive-through facilities and specific to bank or financial institutions. The proposed drive-through facility for the Members 1st building is located on the side of the building that faces Natural Springs Road. The Zoning Ordinance has been interpreted to require that the proposed drive-through facility must be located on a side of the building that does not face York Road or Natural Springs Road. This section provides restrictions on the location of a drive-through facility that only apply to banks or financial institutions. All other businesses in the Township with drive-through facilities, including restaurants, pharmacies and convenience stores, are not subject to this restriction on the location of the drive-through facility. The suggestion is to delete this section in its entirety.

Mr. Vranich read the Zoning Ordinance as it exists. In proposing the deletion of this section in its entirety, would mean that any business could put their drive-through anywhere, including in the front. It is true that corner lots have two (2) fronts to deal with.

The Board members have not received the County comments yet and will wait to review those comments before discussing this matter.

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

Mr. Vranich (Wm. F. Hill & Assoc., Inc.) facilitated the discussion on location of parking. 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 prepared a potential revision to the parking requirements in accordance with the discussions last month that looked at adding berm with landscaping strip and one row of parking in the front. Some of the parking restrictions were proposed to be moved to the streetscape section 140-12.H.

Section 140-12.E.1.(b,c,d) – The height of the landscaping berm and the flexibility of height requirement was discussed at length. Mr. Mauser questioned where you would measure from for the height. There may be depression to take into account.

Section 140-12.E.1(e) – There was discussion about how much parking to permit between the plane of any primary façade and the adjacent road right-of-way? The Board agreed with the proposal of keeping the suggested one parking access aisle with parking spaces on both sides of the aisle and they must be oriented parallel to the road right-of-way. An example was given of Ruby Tuesday.

Section 140-12.H.9 – Moved language from Section 140-12.E.1 and 3 to under the streetscape section. Also, added an item to the parking restrictions in the streetscape section that addressed all other roads being covered in the earlier sections.

The Planning Commission than asked public attendees for comments.

Fred Kammerer – the berm landscaping on Route 30 would hide the parking out front. We have it on some of the commercial businesses now and it serves the original intent of the streetscape design.

Gil Picarelli – could make exceptions for existing corner lots as of a certain date. Any new corner lots that have created the hardship the exception would not apply to. Mr. Mauser asked Mr. Vranich if he knew how many corner lots where within the streetscape that we would be talking about. Mr. Vranich estimated about 6-8 existing corner lots.

David Lazas (ATAPCO) – Commented that having parking in the front is essential to the retail businesses. It is also a security issue for the police departments when there is parking in the back and side of businesses as opposed to the front.

Mr. Vranich also stated that there are residential lots going up for sale on Route 30 East of Cavalry Field Road that are being redeveloped as commercial lots because of it being in the EC-1 District and these lots are going to encounter problems because the lot size is too small to have parking in the rear of the buildings.

The Planning Commission decided to wait for County comments on this and then to go to the Solicitor for comments. Mr. Vranich asked if it would be alright to share this draft with the attendees and get comments from them. So that everyone understands, the developers will not be writing the ordinance, the township will be, but the township welcomes comments from the developers since they are the ones that encounter the proposed challenges of the ordinance. Any comments received will be presented at next month's Planning Commission meeting.

3) Central Adams Joint Comprehensive Plan

Mr. Mauser attended meeting #26 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 closer to getting the entire document to a point of presentation.

Additional Comments:

Mr. Zepp commented that it was nice to have Fred Kammerer here tonight.

Public Comment/General:

None

Adjournment

Mr. Zepp moved, seconded by Ms. Kimble to adjourn the meeting at 8:410 p.m. Motion carried unanimously.

NEXT MEETING: SUPERVISORS: July 5, 2016
PLANNING COMMISSION: July 27, 2016

Respectfully Submitted,

Robin K. Crushong, Office Manager/Treasurer