

The Straban Township Board of Supervisors 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 Chair Tony Sanders presiding. Others in attendance were: Vice-Chair Fred Kammerer; Supervisor Sharon Hamm; Office Manager/Treasurer Robin Crushong; Solicitor John S. Phillips; and Matt Re from Wm. F. Hill & Assoc., Township Engineer.

Others in attendance were: Lawrence and Sandra Martin; Crissy Redding; Bob Sharrah, representing Gettysburg Montessori Charter School; Terry Sheldon, representing Ag Com, Inc.; Ken Bigham; and Ken Knox, *Gettysburg Times*.

Board Chair Tony Sanders led everyone with the Pledge to the Flag.

- Mr. Sanders informed the residents present of the next scheduled meetings: Board of Supervisors meeting on July 5, 2016; Planning Commission meeting on June 22, 2016; and Recreation Board meeting on August 15, 2016. There were no other meetings/workshops.

Public Comment:

None.

Minutes:

Mr. Kammerer moved, seconded by Ms. Hamm, to approve the May 2, 2016 meeting minutes as presented. Motion carried unanimously.

Approve Bills:

Ms. Hamm moved, seconded by Mr. Kammerer, to approve the May 12, 2016 and May 31, 2016 bills for payment. Motion carried unanimously.

Reports:

None.

Appearance:

None.

Correspondence:

Ms. Crushong announced the following:

- United Hook and Ladder April 2016 Report
- Adams Regional EMS April 2016 Report
- Minutes of the Gettysburg Municipal Authority Board of Directors meeting held on April 18, 2016
- Minutes of the White Run Regional Municipal Authority meeting held on April 20, 2016
- Minutes of the Adams County Council of Government meeting held on April 28, 2016
- Minutes of the York Adams Tax Bureau Board of Directors meeting held on April 25, 2016
- Minutes of the Adams County Conservation District Board of Directors meeting held on March 31, 2016
- Letter of Resignation from Robert B. McIlhenny from the Zoning Hearing Board effective immediately.
- Letter of Resignation from Tina M. McNaughton from the position of Secretary effective June 9, 2016.
- Letter from Sharrah Design Group, Inc. dated June 3, 2016 concerning a conceptual development/access plan for Mark Gettysburg Associates, LP requesting that the Board of Supervisors provide the Gettysburg National Military Park (GNMP) with a letter indicating the Township's desires concerning the access onto Route 116 or schedule a workshop.

Ms. Hamm moved, seconded by Mr. Sanders to authorize the office to advertise for an opening on the Zoning Hearing Board. Motion carried unanimously.

Ms. Hamm moved, seconded by Mr. Sanders to authorize the Office Manager to advertise for an office secretary. Motion carried unanimously.

In regards to the Mark Gettysburg Associates, LP request for a letter from the township, Ms. Hamm stressed that the township has always promoted Camp Letterman Drive and would not want to limit its options of controlling congestion on Route 30. It was noted that this option of access to Route 116 would benefit the township and County, not the developer. Mr. Phillips suggested that a workshop may produce better communication than just sending a letter. It was suggested that the County be invited too. Mr. Phillips suggested inviting the township engineer, traffic engineer, zoning officer, Board of Supervisors, County Representatives, developer and GNMP. The workshop would take place at the township office. Ms. Crushong was directed to set this workshop up.

Old/New Business:

1. **Awarding bid for Cavalry Field Road Project – Mr. Sanders moved, seconded by Mr. Kammerer to award the Cavalry Field Road project to New Enterprise Stone & Lime Co., Inc. in the total amount of \$54,213.50. Motion carried unanimously.**
2. **Awarding bid for New Chester Road Project – Mr. Sanders moved, seconded by Mr. Kammerer to award the New Chester Road project to New Enterprise Stone & Lime Co., Inc. in the total amount of \$98,422.50. Motion carried unanimously.**
3. **Awarding bid for E-3M Emulsion – Mr. Sanders moved, seconded by Mr. Kammerer to award the E-3M Emulsion to Hammaker East Ltd. In the total amount of \$17,300.00. Motion carried unanimously.**
4. **Freedom Valley Worship Center (flea market) – Mr. Sanders moved, seconded by Mr. Kammerer to approve the application for a flea market at Freedom Valley Worship Center at 3185 York Road. Motion carried unanimously.**
5. **Paul and Donna Kriger (44 Hoffman Road) – Mr. Kammerer moved, seconded by Ms. Hamm to approve the Installation and Maintenance Agreement for an Alternate Perc-Rite Micromound Wastewater Disposal system with Paul and Donna Kriger (44 Hoffman Road) Motion carried unanimously.**
6. **Resolution No. 2016-04 – Recreation Plan - Ms. Hamm moved, seconded by Mr. Kammerer to approve Resolution 2016-04 adopting the revised Recreation Plan. Motion carried unanimously.**

Land Use Reviews:

Agricultural Commodities, Inc. – Land Development Plan – (1585 Granite Station Road) – Must act by 8/16/16

Ms. Hamm explained that the Planning Commission recommended approval of the requested waivers and plan with conditions.

3. SALDO 117-40.A – This section requires curbing in parking areas of commercial developments. The applicant has requested a **waiver** of this section. The Planning Commission recommended approval. **Ms. Hamm moved, seconded by Mr. Sanders to approve the requested waiver as depicted as number 3. in the Wm. F. Hill & Assoc., Inc. letter dated May 11, 2016 for the Agricultural Commodities, Inc. Final Land Development Plan. Motion carried unanimously.**

4. SALDO 117-41.C – This section requires the installation of sidewalk for all non-residential uses. The applicant has requested a **waiver** of this section. The Planning Commission recommended approval with language to be added to the plan. **Ms. Hamm moved, seconded by Mr. Sanders to approve the requested waiver as depicted in the Wm. F. Hill & Assoc., Inc. letter dated May 11, 2016 for the Agricultural Commodities, Inc. Final Land Development Plan with the following language to be added to Sheet 1 of the plan as follows: "A waiver of SALDO 117-41.C was granted on June 6, 2016 with the condition that Straban Township reserves the right, with reasonable notice provided to the landowner, to require sidewalks be installed in accordance with this section."** Motion carried unanimously.

Ms. Hamm moved, seconded by Mr. Kammerer to approve the plan with the following conditions as outlined in Wm. F. Hill & Assoc., Inc. letter dated May 11, 2016 being met prior to Board of Supervisors signature on the plan:

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. It was noted that a check was dropped off at the office today to be deposited into an escrow account so this condition will be met once the account is opened.

5. SALDO 117-50 – Recreation land and/or fees in the amount of \$4,000.00 are required for this project. It was noted that a check was dropped off at the office today for these fees. This condition has been met.

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. Ms. Hamm requested that the solicitor review this agreement prior to signature of the plan.

Motion carried unanimously.

Gettysburg Montessori Charter School – Preliminary/Final Land Development Plan – (888 Coleman Road) – Must act by 6/23/16

Ms. Hamm explained that there were a number of outside agency conditions to be met, however, the Planning Commission did recommend approval of the requested waiver and plan with conditions. Ms. Hamm reviewed the outstanding conditions to date with Mr. Sharrah:

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 indicated that he thought he would have a letter from the Conservation District today but did not.

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 Ordinance. The bond estimate was provided and approved but needs to be bonded.
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. This is waiting on the NPDES Permit approval.
5. SALDO 117-41.C – This section establishes the requirements for sidewalks along the public road for all non-residential projects. The applicant has requested a waiver of this section. The Board of Supervisors did not vote on the waiver at this time but it will be required that the following language to be added to Sheet 1 of the plan as follows: "A waiver of SALDO 117-41.C was granted on _____ with the condition that Straban Township reserves the right, with reasonable notice provided to the landowner, to require sidewalks be installed in accordance with this section."
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. Sharrah will have his client's attorney contact Mr. Phillips to work on this developer's agreement.
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. Mr. Sharrah thought this was taken care of but will follow-up on it.

Ms. Hamm indicated that there are too many conditions to approve the plan so she asked Mr. Sharrah if he had an extension letter with him. He did not, but verbally agreed to a July 8, 2016 time extension. It was noted that earth movement could happen prior to the Board of Supervisors final approval.

Ms. Hamm moved, seconded by Mr. Kammerer to approve the time extension to July 8, 2016. Motion carried unanimously.

Public Comment:

None.

Questions from the Press:

None.

Adjournment:

With no further business to come before the Board, Ms. Hamm moved, seconded by Mr. Sanders to adjourn the meeting at 7:30 p.m. this date.

Respectfully submitted,

Robin K. Crushong
Office Manager/Treasurer

The next regularly scheduled meeting for the Board of Supervisors of Straban Township will be held on July 5, 2016 at 7:00 p.m.