

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 Bill Hill from Wm. F. Hill & Assoc., Township Engineer.

Others in attendance were: Lawrence and Sandra Martin; Bob Sharrah, representing Gettysburg Montessori Charter School; John Hartzell, Solicitor for Adams County representing Adams County Adult Correctional Complex; Paul Kriger; Marcie Kammerer; and David Gulden.

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

Mr. Sanders announced an addition to the Agenda. The appointment of a Zoning Hearing Board member as Item No. 6 under Old/New Business.

- Mr. Sanders informed the residents present of the next scheduled meetings: Board of Supervisors meeting on August 1, 2016; Planning Commission meeting on July 27, 2016; and Recreation Board meeting on August 15, 2016. There were no other meetings/workshops.

Public Comment:

None.

Minutes:

Ms. Hamm moved, seconded by Mr. Kammerer, to approve the June 6, 2016 meeting minutes as presented. Motion carried unanimously.

Approve Bills:

Mr. Kammerer moved, seconded by Ms. Hamm, to approve the June 9, 2016 and June 30, 2016 bills for payment. Motion carried unanimously.

Reports:

None.

Appearance:**John M. Hartzell, Adams County Solicitor – Adams County Adult Correctional Complex – concept of landscape relocation.**

Mr. Hartzell presented the Board with a hand-drawn concept of the landscape relocation. This would be considered a modification to the 2003 Landscape Plans wherein the trees from the island would be relocated to an acceptable orchard location. This request is based upon security reasons. This concept was presented to the Planning Commission and was recommended for approval conditioned upon the approval of the Solicitor, Zoning Officer, Engineer and Board of Supervisors.

Ms. Hamm moved, seconded by Mr. Kammerer to waive 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 as referenced on the concept of the landscape relocation presented. Motion carried unanimously.

Correspondence:

Ms. Crushong announced the following:

- E-mail from Barbara Walter to the Board of Supervisors and employees indicating that she was at the Straban Township park on Smith Road and wanted to let the Board know what a delightful area it was and so well maintained.
- Four (4) letters in response to the newspaper article on the Gettysburg Battlefield and Camp Letterman Drive
- Letter dated June 10, 2016 from Adams County Office of Planning and Development informing that they were developing a Countywide Bicycle and Pedestrian Plan and are seeking participation.
- United Hook and Ladder May 2016 Report
- Adams Regional EMS May 2016 Report
- Minutes of the Gettysburg Municipal Authority Board of Directors meeting held on May 16, 2016
- Minutes of the White Run Regional Municipal Authority meeting held on May 18, 2016
- Minutes of the Adams County Council of Government meeting held on May 26, 2016
- Compliance Audit for The Bonneauville Volunteer Fireman's Relief Association for the period of January 1, 2012 to May 20, 2016
- Minutes of the Adams County Transportation Planning Organization (ACTPO) meeting held on March 23, 2016

Old/New Business:

- 1. ASA Public Hearing – Mr. Kammerer moved, seconded by Ms. Hamm to authorize a public hearing on August 1, 2016 at 6:30 p.m.; publish the “Public Hearing Notice” in the newspaper and post in five (5) conspicuous places in the township concerning the requested additions to the Straban Township Agricultural Security Area. Motion carried unanimously.**
- 2. Financial Security for Adams County SPCA (11 Goldenville Rd) – Mr. Hill informed the Board that by letter dated June 21, 2016, his office recommends that the Township consider a full release in the amount of \$5,288.25 for the SPCA Building Expansion Project. Mr. Kammerer moved, seconded by Ms. Hamm to release the financial security for Adams County SPCA in the total amount of \$5,288.25. Motion carried unanimously.**
- 3. Reduction in Financial Security – Tractor Supply (60 Smith Road) - Mr. Hill informed the Board that by letter dated June 21, 2016, his office recommends that the Township consider a reduction in the amount of \$189,728.00 for the Tractor Supply Company project. The current bond reduction total (\$189,728.00) adjusts the originally required financial security for this project from \$200,929.30 to \$11,201.30 which covers the remaining finish grading/seeding; macadam walkway; engineering/as-built; trees (1 dead tree to replace); shrubs (5 dead shrubs to replace); and 18” silt soxx. Mr. Sanders moved, seconded by Ms. Hamm to reduce the financial security for Tractor Supply Company by \$189,728.00 with a remaining financial security of \$11,201.30. Motion carried unanimously.**
- 4. Reduction in Financial Security – Advance Auto Parts (861 York Road) - Mr. Hill informed the Board that by letter dated June 21, 2016, his office recommends that the Township consider a reduction in the amount of \$265,787.61 for the Advance Auto Parts project. The current bond reduction total (\$265,787.61) adjusts the originally required financial security for this project from \$279,638.70 to \$13,851.09 which covers the remaining finish grading/seeding; engineering/as-built; shrubs (16 shrubs not planted); and 12” silt soxx. Ms. Hamm moved, seconded by Mr. Kammerer to reduce the financial security for Advance Auto Parts by \$265,787.61 with a remaining financial security of \$13,851.09. Motion carried unanimously.**
- 5. LUAR Public Hearing – Ms. Hamm moved, seconded by Mr. Kammerer to authorize a public hearing on August 1, 2016 at 6:45 p.m. to hear comment on the Land Use Assumption Report (LUAR). Motion carried unanimously.**
- 6. Appoint Zoning Hearing Board Member - Mr. Sanders moved, seconded by Mr. Kammerer to appoint David Gulden as the Zoning Hearing Board member to finish Bob McIlhenny’s unexpired term. This term will expire on December 31, 2017. Motion carried unanimously.**

Land Use Reviews:**Gettysburg Montessori Charter School – Preliminary/Final Land Development Plan – (888 Coleman Road) – Must act by 7/08/16**

Mr. Hill reviewed the outstanding conditions to date with the Board member. **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 23, 2016 being met prior to Board of Supervisors signature on the plan:**

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. Mr. Sharrah indicated that a final response was not back from PennDOT on this.
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. The developer's attorney worked with Mr. Phillips and a final Developer's Agreement is ready for signature.

It was also noted that Mr. Sharrah needs to respond to Jodie Evans, McMahan & Assoc., letter dated July 1, 2016 and Ms. Evans response needs to be agreeable, specifically to items no. 3, 4 and 6.

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. Kammerer to adjourn the meeting at 7:20 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 August 1, 2016 at 7:00 p.m.