

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: Gil Picarelli, KPI Technologies; Jeff Zigler, KPI Technologies; Ken Scott, Beyond All Boundaries; and Rob Thaeler, Adams County Office of Planning and Development.

Public Comment/Agenda Items:

No discussion.

Minutes:

Ms. Hamm moved, seconded by Mr. Mauser to approve the August 31, 2016 minutes as presented. Motion carried unanimously.

Land Use Reviews (Preliminary/Final Plans):

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 11/10/16

Mr. Vranich stated that his and Jodie Evans, traffic engineer (McMahon), last review letters were dated September 14, 2016 and that a workshop with the developer's engineers was held on September 23, 2016 to review some of the stormwater comments. A revised land development plan has not been filed. Mr. Vranich stated that it is his and he believes the same for Jodie Evans, that they are not comfortable moving this plan forward to the Board of Supervisors with so many loose ends. Mr. Picarelli stated that he would like to see this plan move forward and that the comments remaining will not change the plan. In the retail business the developer needs to show that he is making progress. Mr. Picarelli stated that KPI is looking for direction on some of the comments that he feels are not in the realm of the planning commission to deal with, an example being the existing access for the Hampton Inn on Shealer Road close to York Road. Ms. Hamm indicated that he should request to be an appearance on the Board of Supervisors agenda to discuss this with the Board of Supervisors. Mr. Vranich stated that he indicated to KPI Technology that the township needs to see what correspondence actually occurred, i.e., certified letter sent, e-mail, etc., so that the township can make sure that Hampton Inn landowners have been adequately notified as to what is being proposed. Mr. Mauser stated that he cannot recommend this plan to move forward with a lot of loose ends. It shows that the Planning Commission has not done its job. Ms. Hamm stated that if time was an issue, it should have moved a few months earlier. Mr. Picarelli will get a request into the office tomorrow with a list of issues to be discussed with the Board of Supervisors.

Edward Cunningham – Preliminary/Final Subdivision Plan (75 Montclair Road)-Must act by 11/22/16

Mr. Vranich (Wm. F. Hill & Associates, Inc.) referred to the latest comments outlined in the Wm. F. Hill & Associates, Inc. Letter dated September 28, 2016 stating that comment #1 has been applied for and that it was his understanding that the zoning officer issued his approval of the Certificate of Non-Conformance today for the two sheds located within the front setbacks of Lot 4 and the existing block building and existing stone house that are located within the front setbacks of Lot 1.

The Straban Township Planning Commission recommended conditional approval based on the review letter of Wm. F. Hill and Associates, Inc. dated September 28, 2016 to be satisfied as follows:

2. SALDO 117-20.A – All Sewage Facilities Planning Approval must be obtained prior to Final Plan approval.
3. SALDO 117-27.B.(29) – The owners’ notarized signatures shall be added to the Plans.
4. SALDO 117-38.D – All property corner shall be bonded items or field verified prior to Supervisors’ signatures being added to the Plans.

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

Melissa A. Dawson – Preliminary/Final Subdivision Plan (eastern side of Coleman Road, adjacent to 485 Coleman Road) -Must act by 12/27/16

Mr. Vranich (Wm. F. Hill & Associates, Inc.) gave a background of this subdivision. The submission is a Preliminary/Final Subdivision Plan for the subject property, prepared by Beyond All Boundaries, LLC. The Plan consists of two (2) Plan Sheets. The parent property lies on the eastern side of Coleman Road, adjacent to 485 Coleman Road. The submitted Plan depicts the transfer of 2.0 acres (Lot 8) from the parent tract (Lot 1) to the adjacent William and Sandra Snyder property. This is a continuation of a previous lot addition subdivision (Lot 7). Mr. Vranich pointed out that the township approved this plan last year (Lot 7), however, the Deed that was recorded did not mention it as a lot addition but a stand-alone lot which it cannot be. There was nothing the township or Beyond All Boundaries did wrong, it was just a clerical error on the part of the deed preparer.

The Straban Township Planning Commission recommended a condition of the new Deed to consolidate all three (3) lots (subdivision of Lot 7; subdivision of Lot 8; and remainder) into one Deed; and conditional approval based on the review letter of Wm. F. Hill and Associates, Inc. dated September 9, 2016 to be satisfied as follows:

1. SALDO 117-20.A – All Sewage Facilities Planning Approval must be obtained prior to Final Plan approval. It appears that a Request for Planning Waiver and Non-Building Declaration would be appropriate for this project and was presented for recommended approval by the Planning Commission.
2. SALDO 117-27.B.(29) – The owners’ notarized signatures shall be added to the Plans.

3. SALDO 117-38.D – All property corner shall be bonded items or field verified prior to Supervisors’ signatures being added to the Plans.

Ms. Hamm moved, seconded by Mr. Mauser. Motion carried unanimously.

Mr. Zepp moved, seconded by Ms. Kimble to recommend approval of the Planning Waiver and Non-Building Declaration. Motion carried unanimously.

Appearances:

None.

Old/New Business

1) Agricultural Commodities, Inc. – Potential Text Amendment – maximum building height – Chapter 140-13(c)

Mr. Zepp informed the public that the township office received a verbal request in the office today to table this matter for tonight.

Mr. Vranich wanted to point out to the Planning Commission members the Adams County Office of Planning and Development comments on this. They recommend an alternative approach by amending Section 140-31.A to specifically reference accessory buildings to industrial uses (“grain operation”) as being permitted to exceed the maximum height limit of the underlying zoning district. It was suggested that we reach out to Mr. Erb to suggest he incorporate this thought into his presentation for next month.

Ms. Hamm moved, seconded by Ms. Kimble to table this matter for tonight. Motion carried unanimously.

2) Review Zoning Ordinance – Corner Lots/Parking Requirements

Mr. Vranich reviewed the DRAFT Proposed Parking Modifications that he prepared with comments from Solicitor Phillips and Adams County Office of Planning and Development. Proposed changes as follows:

Zoning 140-12.E(2) – Incorporated proposed language from Members 1st and included “**required to provide a combination of at least two of the following architectural elements, including but not limited to bays, windows, doors (doors do not have to be open to the public) or cornice.**” It was suggested to add “for every 50 feet of building façade....”.

Zoning 140-12.H(4) – Add a little flexibility “Street trees shall be planted **at no more than 40 foot intervals along** both sides of Route 30.”

Section 140-41 – add a section to connect sidewalks to the building

Zoning 140-49:

REVISE 140-49.A(7) to include at the end “**In the event of a Corner Lot, the parking set back may be reduced to 20 feet from the roadway right-of-way for the roadway with a lower functional roadway classification or lower classification according to the Straban Township Engineer.**” The County suggested the following parking lot setback standards:

- (1) **Along Rural Major Collector and Rural Minor Collector streets as defined by the Straban Township Comprehensive Plan: Twenty-five (25) feet.**
- (2) **Along Local streets as defined by the Straban Township Comprehensive Plan: Twenty (20) feet.**

INSERT a new section ZO 140-49.A(8) - Parking Requirements for Corner Lots.

SALDO 117-31.A – add “**except for corner lots**”.

Zoning 140-19.B(5) – remove reference to bank or financial institution but include all drive-through. Drive-through would be separate from parking.

In looking at the various sections, it became clear the use of different language.

MU-1: to the side or rear (opposite side of the building front) of each building

MU-2: side or rear yards

EC-1: side or rear of the principal structure & not between primary façade and the road ROW

EC-2: side and rear of the building

It was suggested to make consistent “side or rear YARD”.

Ms. Hamm moved, seconded by Mr. Boblits to recommend that the Board of Supervisors proceed with the formal text amendment on the SALDO and zoning excluding the height restriction at this time. Motion carried.

3) Central Adams Joint Comprehensive Plan

Mr. Mauser stated that the next meeting is scheduled for the Board of Supervisors and Planning Commission members to hear a briefing on the status of the Central Adams County Comprehensive Plan on Wednesday, October 12, 2016 from 6-8 p.m. at the Adams County Agricultural and Natural Resources Center at 670 Old Harrisburg Road. Ms. Hamm indicated that all three (3) of the Board of Supervisors are planning to attend and it would be a good idea that as many of the Planning Commission members that can should attend also. Ms. Crushong will send out a reminder e-mail to everyone.

Public Comment/General:

None

Adjournment

Mr. Zepp moved, seconded by Ms. Kimble to adjourn the meeting at 8:30 p.m. Motion carried unanimously.

NEXT MEETING: SUPERVISORS: October 3, 2016
PLANNING COMMISSION: October 26, 2016

Respectfully Submitted,

Robin K. Crushong, Office Manager/Treasurer