

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, Township Engineer Erik Vranich, and Zoning Officer Jamie Harbaugh. Member John Boblits was not present.

Others in attendance: Gil Picarelli, KPI Technologies; Jeff Zigler, KPI Technologies; David Lazas, ATAPCO; Joseph Erb, Jr., Esquire, Stonesifer and Kelley; Ronald Garis, Beyond All Boundaries; Robert Sharrah, Sharrah Design Group; Peter Martin; Richard Sharrer; and Dusin Bratic.

Public Comment/Agenda Items:

No discussion.

Minutes:

Mr. Mauser moved, seconded by Ms. Kimble to approve the September 28, 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. Zigler stated that comments were addressed (TRG response letter dated October 7, 2016 to McMahon review letter dated September 14, 2016) (KPI response letter dated October 6, 2016 to Wm. F. Hill review letter dated September 14, 2016) and review letters from McMahon and Wm. F. Hill dated October 26, 2016 were received today. Agreements are being reviewed by the Township Solicitor. Mr. Vranich went through his review letter dated October 26, 2016. #1 are the typical signatures required; #2 are waiver and modification requests; #3 are various agreements that are being worked through; #4 is approval by the Adams County Conservation District in which the developer will be meeting with Rusty Ryan tomorrow; #5 is addressing the comments of the traffic engineer on the traffic study; #6 the financial security estimate was provided and will be reviewed; #7 is the Recreation land and/or fees required; #8 deals with some minor landscaping; #9 is the impact fees and determination of any applicable credits; #10 is Shealer Road improvement plan; #11 is the easement or demolition of the barn on the eastern property line; #12 and #13 are clean-up comments. The stormwater management comments have been addressed.

Mr. Vranich went through the traffic engineer review letter dated October 26, 2016 stating that this can be broken down into three categories: Comments #1 through #7 are associated with the Land Development Plan; Comments #8 and #9 concern the new traffic signal which goes to PennDOT and is separate from the Land Development Plan; and Comments #10 and #11 concern the traffic signal at Route 30 which is also separate from the Land Development Plan.

Mr. Vranich stated that there are a number of loose ends and it is up to the Planning Commission as to how comfortable they are moving the plan forward to the Board of Supervisors. The PennDOT permits need to be submitted. The Board of Supervisors will need to take action on authorizing the signature on the appropriate PennDOT forms for the submission of the Highway Occupancy Permit (HOP) and signal plans. Approval of the NPDES Permit needs to be obtained by the Adams County Conservation District. The Planning Commission members indicated that even though the Zoning Ordinance and SWM comments have been addressed from last month, they would like to see the SALDO comments addressed before recommending conditional approval. Mr. Picarelli stated that if they do get the NPDES Permit they would like to start moving earth. Mr. Vranich responded that if they do get the NPDES Permit approval prior to the Land Development Plan approval, the township needs to have a clear understanding of what work is being done and where. It was also noted that any work done on the property prior to an approved plan would be at their own risk.

Mr. Vranich also stated that a note should be added to this plan indicating that this plan supersedes all prior approved plans including the recorded Lincoln Commons Final Plan and the approved Gettysburg Crossing Preliminary Plan.

The Planning Commission asked if there would be a request for extension since the present extension expires November 10, 2016. Mr. Zigler verbally asked for an extension to February 10, 2017. He will forward a request for extension to the office tomorrow. **Ms. Hamm moved, seconded by Mr. Mauser to accept the verbal request for extension to February 10, 2017. Motion carried unanimously.**

Edward Cunningham – Revision of conditionally approved plan (Preliminary/Final Subdivision Plan 75 Montclair Road

Mr. Vranich (Wm. F. Hill & Associates, Inc.) indicated that this plan was recommended conditional approval last month by this Board and was conditionally approved by the Board of Supervisors earlier this month. The landowner has requested a relocation of the lot line between Lot 1 and Lot 3. The change results in a smaller lot size for Lot 3 and an adjustment in the required open space. Within this zoning district smaller lots are allowed.

The Straban Township Planning Commission recommended conditional approval based on the updated review letter of Wm. F. Hill and Associates, Inc. dated October 26, 2016 to be satisfied as follows:

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

Ms. Hamm moved, seconded by Ms. Kimble. Motion carried unanimously.

Appearances:

Nolt's Mulch Products – Mr. Martin presented colorful pictures of the operation that Nolt's Mulch Products has on its property and some charts of stormwater findings. Last year a land development plan was approved that showed the construction of a gravel area and a 40' x 60' building. Now that the Nolt's are ready to build, they have decided to increase the size of the building to an 80' x 60' building and a clear span hoop type structure. When Mr. Martin filed for the Land Use Permits for the building and the clear span hoop type structure, it was indicated to him that this would not qualify for a Field Change and he would have to revise the Land Development Plan since he is doubling his building size. He was in front of the Planning Commission tonight to request that this be considered a field change.

Mr. Vranich stated that the Land Use Permits were in fact denied by the Zoning Officer. With respect to field changes, there is an inter-office policy that field changes would not be appropriate for changes in building size of more than ten percent (10%). This is due to the possible parking and other impacts that a larger building would trigger. In this specific case, the larger building really doesn't cause any problems as there is no additional parking demand, stormwater would likely remain unchanged, and there may only be 1-2 more trees required. Mr. Vranich stated that his office is not opposed to the use of the field change in this case but because it is contrary to our typical policy, he felt that the Planning Commission and the Board of Supervisors should demonstrate support of this non-typical field change before moving forward. Mr. Vranich saw two possible avenues: 1) No field change and the Nolts would need to file a new Land Development Plan and record it; or 2) Field Change – get approval from Planning Commission and Board of Supervisors to move forward and Mr. Martin would prepare the field change drawing and the as-built plan would come back through the Planning Commission and Board of Supervisors for approval and would be recorded. The Planning Commission members were concerned about setting a precedence and would like to see the motion of the Board of Supervisors worded in such a way to indicate that no precedence was set in this situation.

Mr. Zepp moved, seconded by Ms. Hamm to recommend approval for Nolt's Mulch Products to proceed with the field change preparation due to the increased building size that does not impact any other additional site improvements on the property. Motion carried unanimously.

Old/New Business

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

Mr. Erb indicated that this was tabled last month due to the fact that he did not have time to review the comments of the Adams County Office of Planning and Development dated September 26, 2016. After review of these comments he is in agreement that it would make sense to amend Section 140-31(A)(2) as suggested. He requested that the Planning Commission recommend to the Board of Supervisors this Zoning Text Amendment as he presented as follows:

140-31(A)(2)(a) – Telecommunications towers, water towers, smokestacks, farm silos, agricultural buildings, windmills [**manufacturing storage and processing bins or tanks as well as associated equipment or structures**] or other similar structures, provided that such structures or projections are set back from any property line a horizontal distance at least equal to their height.

After some discussion, the Planning Commission members were comfortable with the language in parenthesis. Mr. Vranich indicated that this suggested language could be included in the Zoning Ordinance review on corner lots/parking requirements.

2) Review Zoning Ordinance – Corner Lots/Parking Requirements

Mr. Vranich reviewed the updated zoning ordinance DRAFT changes with the Planning Commission. Text was added to 140-12.E(1) regarding “**On parcels with multiple principal buildings**”. This text was also placed in the MU-1, MU-2, and EC-2 districts as well. The DRAFT Ordinance will be forwarded to Adams County Office of Planning and Development for review and comment. The Board of Supervisors at its meeting on November 7, 2016 should approve the advertisement of a public hearing on December 5, 2016.

Mr. Vranich asked the Planning Commission to think about the future intent of sidewalks within the township. In SALDO 117-41.C it requires installation of sidewalks for all non-residential uses. The township has been granting modifications/waivers of sidewalk requirements which prolong when the sidewalk must be constructed. The Planning Commission was asked to think about the areas in the township that it makes sense to have sidewalks and areas that it doesn't make sense to have sidewalks.

3) Central Adams Joint Comprehensive Plan

Mr. Mauser stated that a formal meeting was held on October 12, 2016 by the Board of Supervisors for Cumberland Township, Planning Commission of Cumberland Township; Gettysburg Borough; and the Board of Supervisors for Straban Township. The Board of Supervisors suggested a joint meeting with the Planning Commission and County Planner to see where this Joint Comprehensive Plan would go. There is some confusion about how it can be adopted/accepted in full or in part. Mr. Vranich pointed out that our Ordinance must be consistent with the Comprehensive Plan and if not it would trigger a review of the Ordinance. Mr. Mauser requested that the members review the material from the formal meeting that was in each of their books.

Public Comment/General:

None

Adjournment

Mr. Zepp moved, seconded by Ms. Kimble to adjourn the meeting at 8:40 p.m. Motion carried unanimously.

NEXT MEETING: SUPERVISORS: November 7, 2016
PLANNING COMMISSION: November 16, 2016

Respectfully Submitted,

Robin K. Crushong, Office Manager/Treasurer