

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; and Solicitor John S. Phillips. Township Engineer was not present.

Others in attendance were: Sandra and Lawrence Martin; Robert Spangler; Len Dick; Wendy Fulton, The Keith Corporation; Joseph E. Erb, Jr., Esquire; Robert A. Sharrah, Sharrah Design Group; Alan Zepp; and Mary Grace Keller, *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 April 3, 2017; Planning Commission meeting on March 22, 2017; and Recreation Board meeting on March 20, 2017. There were no workshops held.

Public Comment:

None.

Minutes:

Ms. Hamm moved, seconded by Mr. Kammerer, to approve the February 6, 2017 regular meeting minutes as presented. Motion carried unanimously.

Approve Bills:

Mr. Kammerer moved, seconded by Ms. Hamm, to approve the February 9, 2017 and February 28, 2017 bills for payment. Motion carried unanimously.

Reports:

John Phillips, Solicitor – At a prior Board of Supervisors meeting the Board authorized the condemnation of land in connection with the Lincoln Commons development which spurred the owners of Hampton Inn to talk to ATAPCO and come to an agreement. So for the record the proceedings have stopped and the parties are working it out privately.

Correspondence:

Ms. Crushong announced the following:

- United Hook and Ladder February 2017 Report
- Adams Regional EMS, Inc. February 2017 Report

- Minutes of the Gettysburg Municipal Authority Board of Directors reorganizational and regular meeting held on January 16, 2017.
- Minutes of the White Run Regional Municipal Authority reorganizational and regular meeting held on January 18, 2017
- York Adams Tax Bureau Board of Directors meeting held on January 30, 2017

Appearance:

Joseph E. Erb, Jr., Esquire, counsel for Agricultural Commodities, Inc. – Presented the Board with proposed language to be added to Chapter 104-31 regarding building and structure requirements. The proposed language would cover structures that do not meet the height to distance to property line requirements. Solicitor Phillips stated that the Board would want to give the proposed language to the Planning Commission for review or say “no” in which case Agricultural Commodities will need to go to the Zoning Hearing Board. Mr. Erb stated that it is hard to show a hardship for this. It was also noted that part of the proposed language is already in the ordinance at Chapter 140-13(E)(1). Ms. Hamm stated that it should follow the proper procedure and be forwarded to the Planning Commission. **Mr. Sanders moved, seconded by Ms. Hamm to forward this proposed revision to Chapter 140-31 (Building and Structural Requirements) to the Planning Commission for review. Motion carried unanimously.**

Old/New Business:

1. **Holding Tank Permit Agreement (325 Shealer Road)** – Dean Shultz, the township SEO has inspected this property and has recommended a holding tank for this property. **Ms. Hamm moved, seconded by Mr. Kammerer to approve the Holding Tank Permit Agreement with Theodore J. Thomas (325 Shealer Road) for signature. Motion carried unanimously.**
2. **Chapter 112 (Streets and Sidewalks) and Chapter 117 (Subdivision of Land) Revisions** – Solicitor Phillips and the township engineer (Erik Vranich) have been working on proposed language for clarification on three particular matters. 1) Chapter 112 revision regarding township streets and sidewalks as it relates to underground utility surface appurtenances; 2) Chapter 117 revision regarding subdivision of land, pertaining to accessory structures and land development plans. Currently, a Land Development Plan does not need to be submitted for the construction of an accessory structure less than 5,000 square feet on a farm, such as a garage or shed for example. The ordinance does not address if this would be acceptable for recurring construction of more than one 5,000 square foot structure. It is currently not clear if the intent was to include recurring or one time construction when building a second accessory structure on a farm; and 3) Chapter 117 revision regarding parking regulations to align with the other changes recently made to this section. **Ms. Hamm moved, seconded by Mr. Kammerer to forward these proposed revisions to Chapter 112 and Chapter 117 to the Planning Commission for review. Motion carried unanimously.**

Land Use Reviews:

None.

Public Comment:

Wendy Fulton, TKC – Questioned about the progress towards a decision on the Transportation Capital Improvement (CIP) Ordinance. Ms. Hamm and Mr. Sanders answered by indicating that the Board is still reviewing the information with its consultants.

Robert Spangler – Asked what the revision to farm exemptions was going to be. Mr. Phillips explained that as the ordinance is written it is not clear how many exemptions of 5,000 square foot buildings are allowed without a Land Development Plan.

Questions from the Press:

Mary Grace asked what a holding tank was. Ms. Hamm explained that this is an option given for an existing residence if its system malfunctions. These need to be pumped more often than regular systems and can be expensive.

Adjournment:

With no further business to come before the Board, Mr. Kammerer moved, seconded by Ms. Hamm to adjourn the meeting at 7:23 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 Monday, April 3, 2017 at 7:00 p.m.