

STRABAN TOWNSHIP PLANNING COMMISSION

Alan Zepp, George Mauser, Patt Kimble, Sharon Hamm, 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 Vice-Chairman George Mauser presiding. Others in attendance were: Secretary Patt Kimble, Member Sharon Hamm and Township Engineer William Hill. Chairman Alan Zepp and Member John Boblits were not present.

Others in attendance: Brandon Guiher from KPI Technology; George M. Albert, P.E., LLC with Falling Creek Investments (Pennsylvania State Police Barracks); James Paddock; and Paul Kellett.

Public Comment/Agenda Items:

No discussion.

Minutes:

Ms. Kimble moved, seconded by Ms. Hamm to approve the January 24, 2018 minutes as presented. Motion carried unanimously.

Land Use Reviews (Preliminary/Final Plans):

TKC CCXXX – Gettysburg Shopping Center – Preliminary Land Development Plan (1530 York Road) – Must act by 06/07/18

Mr. Hill stated that they asked to be tabled for tonight.

Stonehedge – ACEDC Lot #17 – Preliminary Land Development Plan (1755 Proline Place) – Must act by 03/19/18

Ms. Hamm moved, seconded by Ms. Kimble to recommend approval of the time extension to May 18, 2018. Motion carried unanimously.

Gettysburg Crossing, LP – Lincoln Commons and CVS Pharmacy – Field Changes to approved and recorded Preliminary/Final Land Development Plans (Shealer/York Roads) –

Mr. Guiher and Mr. Hill explained the proposed field changes to the Planning Commission members. The requested revisions are summarized as follows:

- Addition of additional dumpster spaces at the rear of Lot 4A and associated additional landscaping and minor piping modifications
- Removal of the second, northern drive through on Lot 4A

- Revisions to the overall site lighting plan with an additional light being added on Lot 4A and also on Lot 2A as well as updated lighting model numbers on all lots. These changes impacted both the Lincoln Commons Plan and the CVS Plan

The field changes remain consistent with both of the approved stormwater management plans and the overall land development plan for both projects.

Ms. Hamm moved, seconded by Ms. Kimble to recommend approving the requested combined field change for the Lincoln Commons Preliminary/Final Subdivision and Land Development Plan and the CVS Pharmacy Lincoln Commons Lot 1A Preliminary/Final Land Development Plan dated February 16, 2018 with the following conditions:

- 1. The field change plans must be signed by the landowner and sealed by the design engineer.**
- 2. Upon signature by the Board of Supervisors and Planning Commission, the field change plans must be recorded at the Adams County Courthouse prior to the final release of financial security for the site.**

There was discussion that signatures of the Board of Supervisors and the Planning Commission on the field change could be delayed until the project is closer to completion in the hopes of incorporating any other necessary field change items into one comprehensive field change.

Motion carried unanimously.

Freedom Valley Worship Center – Freedom House – Preliminary/Final Land Development Plan (3140 York Road) – Must act by 03/30/18.

Ms. Hamm moved, seconded by Ms. Kimble to recommend approval of the time extension if an official request is received by the Board of Supervisors meeting on Monday, March 5, 2018. Motion carried unanimously.

Pennsylvania State Police Office – South Central Region – Preliminary Land Development Plan (Lincoln Highway and Granite Station Road) – Must act by 05/17/18.

Mr. Albert was present and asked a few questions about the review comments from Wm. F. Hill's office. They are in receipt of the Adams County Office of Planning and Development comments today and have not had a chance to review. They will be filing a revised plan within the next few days.

Appearances:

None.

Old/New Business

Central Adams Joint Comprehensive Plan: Mr. Mauser invited Mr. Paddock and Mr. Kellett to speak at this time. Mr. Paddock, while noting that the Central Adams Joint Comprehensive Plan is a very thorough document and a lot of time has gone into it, he indicated that the Adams County Office of Planning and Development included a recommendation to implement an interconnection with an out-of-region water supply source to address possible emergency events that could render current supplies

unusable. Mr. Paddock handed the Planning Commission members comments from Mr. Kellett and Mr. Naugle concerning this issue. Mr. Mauser thanked Mr. Paddock and Mr. Kellett for attending tonight indicating that the Commission would make a recommendation to the Board of Supervisors.

Mr. Mauser reviewed the answers from Adams County Office of Planning and Development to the questions submitted to it after the workshop with the Board of Supervisors and the Planning Commission earlier this month.

1. Thought behind “Industrial” at McDermitt property – The thought behind the Industrial area starting at McDermitt’ s and running between Hunterstown Road and the CSX rail line was to take advantage of the proximity to the existing rail line for potential industrial development. Also, the potential clean up necessary to redevelop the McDermitt site would make it difficult to return that site to any use besides industrial. **Commission decided to recommend changing this to “Mixed Use”.**
2. Changed section of Route 30 to “Rural Residential” – This area is outside of the designated growth area, and thus beyond the area where utility services are recommended. The recommendation was to keep Rt. 30 east of the designated growth area in one of the rural classifications (in this case, the Rural Landscape). **Commission decided to recommend changing this to “Mixed Use”.**
3. New Chester not classified as “Village” like Hunterstown – The committee recommended that the Village category only be applied to Hunterstown and Greenmount because they are located in a designated growth area. The Village category would only appropriately be recommended for settings where either current utility services exist, or where future utility services are proposed. Since New Chester is not proposed to be included in a designed growth area, the recommendation was to include it in the “Rural Residential” category, a category proposed to be applied to small clusters of primarily residential lots outside of growth areas. **Commission decided to keep this as is.**
4. Rt. 394 “conditionally approved plan of Gettysburg Commons (Discovery Gettysburg) – The committee discussed the likelihood of the project moving forward at all or, if it did, that only the first phase or so would ever be built. **Commission decided to keep this as is.**
5. Timeline of adoption – ACOPD will do as much or as little as each municipality wants to meet the MPC requirements. **Commission decided to recommend that Straban go through the process on its own, individually, with the help of ACOPD.**

Mr. Mauser prepared a CAJCP Adoption Flowchart & Timeline. He requested that some target dates be inserted.

Mr. Mauser suggested that in accordance with the discussion this evening by Mr. Paddock and Mr. Kellett, the Commission could **recommend that the County scrub the data in calculations and request GMA to investigate: 1) fixing the leaks; 2) look for local sources to connect to; and 3) analyze the need and feasibility to connect to York Water.**

Public Comment/General:

None.

Adjournment

Ms. Hamm moved, seconded by Mr. Mauser to adjourn the meeting at 8:26 p.m. Motion carried unanimously.

NEXT MEETING: SUPERVISORS: March 5, 2018
PLANNING COMMISSION: March 28, 2018

Respectfully Submitted,

Robin K. Crushong, Office Manager