

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 Chairman Alan Zepp presiding. Others in attendance were: Vice-Chairman George Mauser, Member Sharon Hamm, Member John Boblits, Township Engineer Erik Vranich and David Clapsaddle, Zoning Enforcement Officer. Secretary Patt Kimble was not present.

Others in attendance: Peter Martin, PJ Martin Engineering and Steve Rice.

Public Comment/Agenda Items:

David Clapsaddle introduced himself as the new Zoning Enforcement Officer for Straban Township. He began working with the Township on March 19, 2018.

Minutes:

Ms. Hamm moved, seconded by Mr. Mauser to approve the February 28, 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. Vranich stated that they asked to be tabled for tonight. They expect to be at next month's meeting with a revised plan.

Stonehedge – ACEDC Lot #17 – Preliminary Land Development Plan (1755 Proline Place) – Must act by 05/18/18

Ms. Hamm moved, seconded by Mr. Boblits to recommend approval of WAIVER 2a depicted in the Wm. F. Hill Letter dated March 21, 2018 for the Stonehedge – ACEDC Lot #17 Preliminary Land Development Plan with proper notation depicted on the Plan. This waiver request is from SALDO 117-20.K, 117-27.B(32), 117-52 which establishes the requirements for a Traffic Impact Study. This proposed development will trigger the need for a traffic Impact Study. Based on the notation provided on the Cover Sheet, Wm. F. Hill & Assoc. would not oppose this request. **Motion carried unanimously.**

Mr. Zepp moved, seconded by Mr. Boblits to recommend approval of modification 2b depicted in the Wm. F. Hill Letter dated March 21, 2018 for the Stonehedge – ACEDC Lot #17 Preliminary Land Development Plan with proper notation depicted on the Plan. This modification request is from SALDO 117-40 which requires curbing in areas of non-residential parking lots. The requested

modification is for several areas of the parking lot. Wm. F. Hill & Assoc. would not oppose this modification since bumper blocks have been provided and the absence of curbing provides a stormwater benefit in those areas. **Motion carried unanimously.**

The Straban Township Planning Commission recommended conditional approval based on the review letter of Wm. F. Hill and Associates, Inc. dated March 21, 2018 to be satisfied as follows:

1. All appropriate signatures of the Plans must be provided prior to preliminary and subsequent final plan approval, including the following:
 - a. SALDO 117-19.B(14) – The seal and signatures of all professionals involved with the Plan
 - b. SALDO 117-19.B(18) – Owner/Developer’s Acknowledgement and signature.
3. SALDO 117-20.A – Appropriate Sewage Facilities Planning approval must be obtained prior to Plan approval.
4. SALDO 117-20.B, 117-46, SWM 109-14.E – Submission of an NPDES Permit/Erosion and Sedimentation Control Plan and approval by the Adams County Conservation District is required.
6. SWM 109-16.B – Soil testing must be provided at the invert of the infiltration facilities, and the location of the soil tests depicted on the Plan. The location of the infiltration tests must be depicted on the Plan, specifically on Sheet 2 PC in order to confirm the tests were at an appropriate depth.
7. SWM 109-32.A – The Straban Township Stormwater Management Practices, Facilities, and Systems Maintenance and Monitoring Agreement must be signed and recorded prior to plan approval.
8. The following discrepancies on the Plans and Report must be revised or clarified:
 - a. The LD Plan drawings must be revised to show the basin floor for Basin 2 at 541.00.
 - b. There is a 4” orifice called out on the manhole on Sheet 4 PC on the Basin 2 outfall.
 - c. The profile on Sheet 8 LD for the infiltration berm must be revised to have a pipe length of 20 feet (currently depicted as 30 feet).
 - d. The PA DEP worksheets provided in the E&S report do not match the PCSM Report.
9. The following comments must be addressed with relation to the proposed stormwater basins:
 - a. Please provide the cut sheet for the proposed turf reinforcement matting to ensure it will handle the proposed shear stress. Additionally, the spillway calculations provided within the report appear to be based on the old routings. The details for the spillway construction must be provided, detailing the elevations, width, linings, etc (109-23.A.2.d).

b. The length and width of the rip-rap apron for DS-3 does not appear to reflect the required length for the 100 year flow rate. Additionally the rip-rap apron on sheet 4 PC does not match the sizing provided within the E&S report. We note that this area is not a conventional discharge channel, however it is unclear how the rip-rap apron, terminal inlet, and spillway lining will be constructed (SWM 109-23.A.2.h).

c. The top of embankment width for Basin 2 must be 6 feet. As depicted, the top width at the actual top of embankment (546.26') is only 4.44 feet when factoring in the 3:1 slopes (109-23.A.2.j).

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

Freedom Valley Worship Center – Freedom House – Preliminary/Final Land Development Plan (3140 York Road) – Must act by 06/15/18.

Mr. Vranich indicated that they are working on the well study and there have been no new plans filed.

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

Mr. Vranich indicated that Mr. Albert sent over some comments that Mr. Clapsaddle and himself are reviewing and will comment on. No new plans have been filed.

Gettysburg Crossing, LP – CVS Pharmacy – Lincoln Commons Lot 1A - Field Change #2

This field change will revise the following approved and recorded Plans:

- **Lincoln Commons Preliminary/Final Subdivision and Land Development Plan, last revised 5/1/17 and recorded at the Adams County Courthouse (DB 6314 PG 776)**
- **CVS Pharmacy Lincoln Commons Lot 1A Preliminary/Final Land Development Plan, last revised 12/29/17, and recorded at the Adams County Courthouse DB 6351, PG 540**

The requested revisions are summarized as follows:

- Minor revision of the retaining wall and transformer location following final wall design (Sheets C-3 and C-4).
- Revision of pavement profiles per geotechnical consultant recommendations (Sheet C-6).
- Revision of landscaping plan to adjust final plantings as a results of the final location of the retaining wall (Sheet L-1 and L-2).

Mr. Vranich indicated that the field change #2 remains consistent with the approved stormwater management plans and the overall land development plans for both projects. Mr. Vranich

recommendation that these field change documents be incorporated into the comprehensive Field Change plan drawing package.

Mr. Zepp moved, seconded by Mr. Mauser to recommend approving Field Change #2 for the Lincoln Commons Preliminary/Final Subdivision and Land Development Plan and the CVS Pharmacy Lincoln Commons Lot 1A Preliminary/Final Land Development Plan with the following conditions:

- 1. The submitted field change #2 drawings must be incorporated into the field change #1 plan set.**
- 2. Upon signature by the landowner and the Board of Supervisors and Planning Commission, the field comprehensive 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.

Appearances:

None.

Old/New Business

LPT Rental – Field Change Request

Mr. Vranich indicated that there is a minor field change request to eliminate the proposed paving on the south side of the new storage building. The total amount of paving to be eliminated would be about 133 SY. This area would have topsoil spread and stabilized as a lawn area. The north side of the building would need to have an asphalt path installed to gain access to a man door. The path would extend from the northeast corner of the building approximately 40' to the west. This is actually a net decrease in new impervious area and does not impact vehicular access or stormwater features.

The Planning Commission discussed including this minor field change in the final as-built plan to be recorded. **Ms. Hamm moved, seconded by Mr. Mauser to recommend the approval of this minor field change to be included in the final as-built plan to be recorded. Motion carried unanimously.**

Central Adams Joint Comprehensive Plan: Mr. Mauser indicated that there is nothing new on this.

Public Comment/General:

None.

Adjournment

Ms. Hamm moved, seconded by Mr. Mauser to adjourn the meeting at 7:42 p.m. Motion carried unanimously.

NEXT MEETING: SUPERVISORS: April 2, 2018
PLANNING COMMISSION: April 25, 2018

Respectfully Submitted,

Robin K. Crushong, Office Manager