

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 and Township Engineer Erik Vranich. Secretary Patt Kimble and Zoning Enforcement Officer, David Clapsaddle were not present.

Others in attendance: George Albert, representing PA State Police Barracks; Robert Sharrah, Sharrah Design Group, representing Members 1st Federal Credit Union and Cecil Sandoe; and Dale Gingrich, Members 1st Representative.

Public Comment/Agenda Items:

None.

Minutes:

Mr. Mauser moved, seconded by Mr. Boblits to approve the March 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.

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. Albert asked if the waiver/modifications were something that the Commission recommended approval on now or later. Mr. Vranich indicated that #4 dealing with the non-conformance Mr. Albert should get with Mr. Clapsaddle and fill out the Certificate of Non-Conformance for the residence that will

remain on Lot B because it is within the 60' front setback for York Road. Mr. Vranich reviewed the waiver/modifications requested and indicated that #15 they must obtain approval from PA DEP for the proposed well that there is adequate water; #22 does not need a modification/waiver because it has been presented to the township that multiple accesses are needed for safety and accessibility reasons for the State Police; #26 if the township were to entertain this modification request, it was suggested that the typical sidewalk notation be added to the Plan. Mr. Vranich will get this language over to Mr. Albert so that he has the correct language to put on the plan; and #28 a modification request would be more appropriate to allow for existing landscaping and a reduced buffer yard and the waiver request for the landscaping plan to be signed and sealed by a registered landscape architect at the time of Final Plan submission should be noted on the plan; #37 Mr. Vranich will make sure that Mr. Albert has the current Stormwater Management Agreement to be signed. Mr. Vranich stated that this plan will be reviewed as a Preliminary/Final Subdivision and Land Development Plan. The subdivision plan sheets and the landscaping plan sheet must be incorporated into the overall Plan set. It is recommended that the full, comprehensive plan set be resubmitted to the Adams County Office of Planning and Development for review since this is now a subdivision and land development plan. Mr. Vranich also pointed out the history of the wetlands, and that the township needs confirmation from EPA, Adams County Conservation District, or another appropriate entity that the mitigation was completed per the Plan. It appears that the location of the proposed access drive is within areas that were previously determined to be wetlands (north of the old access road) and these areas may be subject to the wetland mitigation plan.

Ms. Hamm moved, seconded by Mr. Mauser to recommend approval of the request for time extension to August 8, 2018 as long as the request is received prior to the Board of Supervisors meeting on May 7, 2018. Motion carried unanimously.

Members 1st Federal Credit Union – Preliminary/Final Land Development Plan (991 / 1005 York Road) – Must act by 07/24/18

Mr. Sharrah explained that this project will recombine two residential lots into a proposed bank with a drive through facility at the corner of Natural Springs Road and York Road. There is a PennDOT right in only proposed off of York Road. There are no substantial items on the comments, just need some clarification on some things. In reference to Wm. F. Hill & Assoc., Inc. letter dated April 24, 2018, #2 needs clarification on where the building façade line is; #4 interpretation of the refuse area needs to be discussed with the Zoning Officer; #20 a letter from GMA providing evidence that capacity has been purchased/reserved; and #21 there are 24 parking spaces proposed so no dividers are needed. A scoping meeting with PennDOT is scheduled for May 8th. Mr. Sharrah will get with Mr. Clapsaddle to work on some of the issues.

Sandoe Mini-Storage (2780 Old Harrisburg Road) – Field Change Request

Mr. Vranich indicated that this is a minor field change request to the approved and recorded plan of Cecil D. Sandoe & Patricia A. Sandoe Mini-Storage Additions Preliminary/Final Land Development Plan, last revised 7/25/2003 and recorded at the Adams County Courthouse (DB 3247 PG 266) which would modify the width of Building 'L' from 20' as originally proposed to 30' in width. The building length will remain unchanged. The proposed field change remains consistent with the approved stormwater management plan and the overall land development plan for the original project.

Mr. Zepp moved, seconded by Mr. Boblits to recommend approval of the requested field change for the Cecil D. Sandoe & Patricia A. Sandoe Mini-Storage Additions Preliminary/Final Land Development Plan conditioned upon signature by the Board of Supervisors and Planning Commission, and that the field change plans must be recorded at the Adams County Courthouse prior to issuance of the Land Use Permit for the revised building. 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 7:40 p.m. Motion carried unanimously.

NEXT MEETING: SUPERVISORS: May 7, 2018
PLANNING COMMISSION: May 23, 2018

Respectfully Submitted,

Robin K. Crushong, Office Manager