

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 Alfred E. Kammerer presiding. Others in attendance were: Vice-Chair Tony Sanders; Supervisor Sharon Hamm; Office Manager/Secretary-Treasurer Robin Crushong; David Clapsaddle, Zoning Enforcement Officer; Solicitor John S. Phillips and Bill Hill, Township Engineer.

Others in attendance were: Robert Sharrah, Sharrah Design Group, Inc.; Alan Zepp, Chair of the Planning Commission; Tom Adair, Chair of the Recreation Board; Bill Smith; Peter Martin; Bob Karen, representing Amblebrook Gettysburg; and Mary Grace Keller, *Gettysburg Times*.

Board Chair Alfred E. Kammerer led everyone with the Pledge to the Flag.

- Mr. Kammerer informed the residents present of the next scheduled meetings: Board of Supervisors meeting on August 6, 2018; Planning Commission meeting on July 25, 2018; and Recreation Board meeting on July 16, 2018. There was an executive session to discuss litigation matters on June 20, 2018.

Public Comment:

None.

Minutes:

Ms. Hamm moved, seconded by Mr. Sanders, to approve the June 4, 2018 meeting minutes as presented. Motion carried unanimously.

Approve Bills:

Mr. Sanders moved, seconded by Ms. Hamm, to approve the June 14, 2018 and June 30, 2018 bills for payment. Mr. Kammerer recused himself from the invoice paid to Kammerer Farm, Inc. Motion carried unanimously.

Reports:

Mr. Adair, Recreation Board Chairman – The Recreation Board had its dedication picnic on June 10, 2018 in memory of Roy Thomas. There were about 40-50 people in attendance. Hotdogs, chips and drinks were provided. The event introduced some people to the park that had no idea there was even a park in Straban Township. Mr. Adair thanked the Thomas family, the Gettysburg Times, the maintenance crew, Robin Crushong and her daughter, Briana.

Zoning Officer – Mr. Clapsaddle informed the Board that 6 Land Use Permits were issued in the last month; 5 sign permits; and 11 vendor permits. He is working on about 10 cases

through code enforcement. He is working on putting the code amendments together into one document.

Correspondence:

Ms. Crushong announced the following:

- Minutes of the Adams County Council of Government meeting held on May 24, 2018
- Minutes of the Gettysburg Municipal Authority Board of Directors meeting held on May 21, 2018
- Minutes of the White Run Regional Municipal Authority Board of Directors meeting held on May 16, 2018
- Adams Regional EMS, Inc. May 2018 report
- Minutes of the Adams County Transportation Planning Organization (ACTPO) meeting held on March 31, 2018
- Act 14 Notification on Lincoln Logs Apartments Wastewater Treatment Facility of the intent to apply for a renewal of the existing NPDEDS Permit to allow for the continued operation of the wastewater facility.
- Letter dated June 4, 2018 from Commonwealth of Pennsylvania Public Utility Commission approving the PA Department of Transportation submittal of plans including the relevant roadway plans and the entire structure plan to alter the public crossing by replacement of the existing bridge where State Route 2006 (Coleman Road) crosses, above grade, the track of CSX transportation, Inc.
- Letter dated June 5, 2018 from Department of Environmental Protection approving the Site Characterization Report/Remedial Action Plan by Getty Acres Farm
- Letter dated June 6, 2018 from Freedom Valley Worship Center informing of its intent to submit a National Pollutant Discharge Elimination System (NPDES) Permit application to the Pennsylvania Department of Environmental Protection (DEP) for a small flow treatment plan permit renewal at 3185 York Road, Gettysburg.

Appearance:

None.

Old/New Business:

1. **Easement Agreement – Natural Springs Road** – Mr. Kammerer asked Solicitor Phillips if he could explain what this document is for. Solicitor Phillips explained that since the township entered into an Agreement for Dedication dated October 31, 2002 with Gettysburg Senior Associates, L.P. recorded in the Adams County Recorder of Deeds Office in Deed Book 2872, Page 181 the township needs to join in to consent and expressly approve the granting

of easement and other rights and privileges described in the Easement Agreement. By consenting to the Easement Agreement, the township is not undertaking any of the obligations of the grantee under the Easement Agreement, including, but not limited to, construction, maintenance, inspection or indemnification. If the township requests a portion of the Gettysburg Senior Associates property, which now includes a portion of the Access Easement Area, for the purpose of providing a public road, this Easement Agreement would be subordinate to the Agreement for Dedication. Mr. Sanders wanted to make sure that the township continued to have the right to accept the dedication or not accept the dedication when the time comes. Mr. Phillips stated that the township would continue to have that right. **Mr. Sanders moved, seconded by Mr. Kammerer to consent to the Easement Agreement between Gettysburg Senior Associates, L.P. and Members 1st Federal Credit Union and continue to have the right to accept the dedication or not accept the dedication when the time comes. Motion carried unanimously.**

2. Addition to Agricultural Security Area - Mr. Kammerer moved, seconded by Mr. Sanders to acknowledge receipt of proposal for addition to the Straban Township Agricultural Security Area; and approve forwarding proposed addition to the Straban Township ASA to Adams County Planning Commission, Straban Planning Commission and ASA Committee for review and comment after 15 day period runs for any proposed changes. Ms. Hamm added that this property is located at 692 Coleman Road, Gettysburg, PA 17325 and owned by David G. Seymore. **Motion carried unanimously.**

Land Use Reviews:

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

Ms. Hamm moved, seconded by Mr. Sanders to approve the time extension request to September 15, 2018. Motion carried unanimously.

Leo L. Keller – Subdivision Plan (Martin Rd) – **Must act by 09/11/18**

Leo L. Keller – Preliminary/Final Minor Subdivision Plan (1920 Hunterstown Road) – **Must act by 09/11/18**

The proposed Plan depicts the subdivision of Lot 2 (175.353 acres) into Lot 2 (87.676 acres) and Lot 3 (87.677 acres).

Planning Waiver & Non-Building Declaration: **Ms. Hamm moved, seconded by Mr. Sanders to approve the Planning Waiver & Non-Building Declaration for signature**

and to be submitted to PA Department of Environmental Protection. Motion carried unanimously.

Waiver: **Ms. Hamm moved, seconded by Mr. Kammerer to approve the waiver request from SALDO 117-27.A(1)(c) as outlined in Wm. F. Hill & Assoc., Inc. letter dated June 20, 2018. This section establishes the maximum scale of 1" = 200'. The applicant has requested a WAIVER of this section to allow for the use of a 1" = 300' scale. Motion carried unanimously.**

Ms. Hamm moved, seconded by Mr. Sanders to approve the plan with no conditions from the review letter of Wm. F. Hill and Associates, Inc. dated June 20, 2018. Motion carried unanimously.

Public Comment:

Bob Karen – CCD Rock Creek LLC has hired Peter Martin as Community Management for the project now called "Amblebrook Gettysburg" f/k/a Discovery Gettysburg and/or Gettysburg Commons.

Questions from the Press:

Mary Grace Keller asked if the Board knew where Planet Fitness was going within Straban Township. The Board of Supervisors do not have that information.

Adjournment:

With no further business to come before the Board, Ms. Hamm moved, seconded by Mr. Sanders to adjourn the meeting at 7:20 p.m. this date.

Respectfully submitted,

Robin K. Crushong
Office Manager/Secretary-Treasurer

The next regularly scheduled meeting for the Board of Supervisors of Straban Township will be held on Monday, August 6, 2018 at 7:00 p.m.