

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, Secretary Patt Kimble, Member Sharon Hamm, Zoning Enforcement Officer, David Clapsaddle and Township Engineer Erik Vranich. Member John Boblits was not present.

Others in attendance: Robin Fitzpatrick, Adams County Economic; Sherri Clayton-Williams and Harlan Lawson, Adams County Planning and Development Office; Robert Santaz; Jamie Strong, McNees Wallace & Nurick LLC; Bob Sharrah, Sharrah Design Group, Inc.; Dale Gingrich, Members 1st Credit Union; Marty Miller; and Tony Sanders.

Public Comment/Agenda Items:

None.

Minutes:

Mr. Mauser moved, seconded by Ms. Hamm to approve the May 23, 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 08/10/18

Reviewing comments and will be at next month's meeting.

Freedom Valley Worship Center – Freedom House – Preliminary/Final Land Development Plan (3140 York Road) – Must act by 09/30/18.

Mr. Vranich indicated that there has been no new plans filed. Mr. Sharrah commented that the water test results are done and they are moving forward in addressing the comments.

Pennsylvania State Police Office – South Central Region – Preliminary Land Development Plan (Lincoln Highway and Granite Station Road) – Must act by 08/08/18.

Nothing new. They continue to work through issues including the wetland issue.

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

In accordance with Wm. F. Hill & Associates letter dated June 20, 2018, there are 13 comments including traffic impact study that needs to be submitted to the Township Traffic Engineer and approval by PennDOT on an HOP. Mr. Sharrah requested that the Commission conditionally approve the plan since the plan in front of them tonight would likely not change. Ms. Hamm noted that the traffic impact study is an inside agency and should be completed prior to any conditional approval. **Ms. Hamm moved, seconded by Ms. Kimble to recommend approval of the request for time extension as long as the request is received prior to the Board of Supervisors meeting on Monday, July 2, 2018. Motion carried unanimously.**

Mark Gettysburg Associates, L.P. – Preliminary Subdivision/Land Development Plan (York Road and Hanover Road) – Must act by 09/07/18

Mr. Sharrah gave an overview of the plan before the Commission tonight. The plan depicts the subdivision of 16 buildable lots generally located between York Road and Hanover Road just to the east of the Gettysburg Borough line. This plan includes the development of a newly created Lot 8 into a large retail building. The plan proposes open space, bike/pedestrian access movement and connectivity within the development. Communications with CRX have begun concerning the railroad tracks on Hunterstown Road. Mr. Miller stated that this is the project that will help in the realignment of Hunterstown Road, which has been a concern of the township for quite some time. Mr. Vranich suggested a workshop with Mr. Sharrah, himself and Mr. Clapsaddle to work through the comments listed in Wm. F. Hill & Associates letter dated June 22, 2018. Mr. Sharrah will be back next month to review comments with the Commission.

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

This plan depicts subdivision of Lot 2 (175.353 acres) into Lot 2 (87.676 acres) and Lot 3 (87.677 acres). This subdivision is being done to back-up a mortgage description only.

Mr. Vranich (Wm. F. Hill & Associates, Inc.) referred to the latest comments outlined in the Wm. F. Hill & Associates, Inc. Letter dated June 20, 2018.

The next order of business that the Planning Commission acted on was addressing the Request for Planning Waiver & Non-Building Declaration contained in the cited letter.

Mr. Zepp moved, seconded by Ms. Kimble to recommend approval of the Request for Planning Waiver & Non-Building Declaration. Motion carried unanimously.

The next order of business that the Planning Commission acted on was addressing the waiver contained in the cited letter.

4. SALDO 117-27.A(1)(c)-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.

Mr. Zepp moved, seconded by Mr. Mauser to recommend approval of the waiver depicted in the Wm. F. Hill Letter dated June 20, 2018 for the Leo L. Keller Minor Subdivision Plan with proper notation depicted on the Plan. Motion carried unanimously.

The Straban Township Planning Commission recommended conditional approval based on the review letter of Wm. F. Hill and Associates, Inc. dated June 20, 2018 to be satisfied as follows:

1. ZO 140-10.C-This section establishes that all developments in MU-1 must be public water/sewer. Notation must be added to the plan, in a clear and visible location, that states that this subdivision is for non-building parcels and if any future purchaser of the lot wishes to develop the lot further they must proceed with appropriate sewage facilities planning and obtain sewer capacity and public water service.

2. ZO 140-10-3 and 140-11-3-These sections establish the requirements for open space for a lot. The required open space for each proposed lot must be provided in the plan. The open space does not have to be depicted as an area of the lot but instead listed as the required acreage of each lot.

3. SALDO 117-20.A-All Sewage Facilities Planning approval must be obtained prior to Final Plan approval. It appears that a Request for Planning Waiver and Non-Building Declaration would be appropriate for this project.

5. SALDO 117-27.B(7)-The written scale provided on Sheet 2 must be revised to 1"=300'.

6. SALDO 117-27.B(27)-The width of the gas line easement must be labeled on the Plan.

7. SALDO 117-27.B(29)-The owners' notarized signatures shall be added to the Plans.

8. SALDO 117-32.B(3&4)-The location of potential driveways/access points must be depicted on the plans to verify that both lots will have access points with sufficient sight distance for agricultural access to the lots.

9. SALDO 117-36.B-The Straban Township wetland note contained within this section must be added to the Plan.

10. SALDO 117-38.B(2)-Property markers must be set at all corners along the new line that divides Lot 2 and Lot 3.

11. SALDO 117-38.D-All property corners shall be bonded items or field verified prior to Supervisors' signatures being added to the Plans.

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

Appearances:

Sherri Clayton-Williams – The Adams County Planning Office and the Adams County Economic Development Corporation are seeking to get input and feedback from each of the 34 municipalities concerning their needs, concerns or desires when it comes to economic development.

Harlan Lawson – Presented everyone with printouts of a slide presentation concerning economic development as it relates to Straban Township. He gave an overall profile of Straban Township, where Straban Township Workers are living and where Straban Township Residents are working. One slide showed employment by industry with “Educational services, and health care and social assistance”; “Manufacturing” and “Retail trade” being the top three employment industries. There were various maps that showed analysis results for Community Facilities, Infrastructure and Composite.

Robin Fitzpatrick – Offered the township assistance. They are hosting various workshops/meetings around the County. Redevelopment is big in some municipalities. Ms. Fitzpatrick spoke about the McDermitt property as being blighted and assistance could be offered to redevelop this property. Ms. Hamm indicated that the township had already looked into the “blight” process for this property and it was considered too cumbersome of a process.

Central Adams Joint Comprehensive Plan: Mr. Mauser indicated that we are ready for the public meeting.

Mr. Mauser moved, seconded by Mr. Zepp to schedule the public meeting at a time that does not conflict with other township meetings. Motion carried unanimously. It was advised to have a stenographer present for this meeting.

Public Comment/General:

None.

Adjournment

Ms. Hamm moved, seconded by Mr. Mauser to adjourn the meeting at 8:20 p.m. Motion carried unanimously.

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

Respectfully Submitted,

Robin K. Crushong, Office Manager