

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 7:10 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: Michael E. Cassidy, GBPA; Brandon Synnamon, President of the Gettysburg Battlefield Preservation Association; BJ Patel, Dunkin Donuts and Mark Magrecki, Penn Terra.

Public Comment/Agenda Items:

None.

Minutes:

Ms. Hamm moved, seconded by Mr. Mauser to approve the June 27, 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

Mr. Mark Magrecki, Project Manager with Penn Terra, submitted a letter to the Township Office dated July 23, 2018, requesting an Extension of Time to the December 14, 2018. The letter was in the back-up material provided to the Planning Commission. After discussion, **Mr. Mauser moved, seconded by Ms. Kimble to grant the Extension of time to December 14, 2018. Motion carried unanimously.**

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

No action was taken on this item.

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

Mr. George M. Albert submitted a letter to the Township Office dated July 24, 2018, requesting an extension until the December meeting date to work through open issues on the project. The letter was in

the back-up material provided to the Planning Commission. After discussion, **Ms. Hamm moved, seconded by Mr. Mauser to grant the Extension of Time to December 14, 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. Vranich informed the Commission that no update has been received. After brief discussion, this item was tabled.

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

Mr. Vranich update the Commission on the project. He stated that Mr. Clapsaddle and he met with development representatives about two weeks ago regarding the extensive number of conditions. Both felt the meeting went well and there is mutual understanding on how to move forward. We have not heard back from the developer since the meeting. No action was taken.

Dunkin Donuts – Preliminary/Final Land Development Plan (861 York Road) – Must act by 10/19/18

Mr. Mark Magrecki was present to provide the Commission with an update. The following information was provided:

1. The property is behind the Advance Auto Store
2. Cross-access and parking agreements have been generated; they are waiting for signatures.
3. Capacity for sewer service has been purchased.
4. Additional trees have been added to the landscaping plan.
5. They plan to resubmit to the Township Office this week.
6. Mr. Vranich stated that the 861 subdivision plan needs to be completed and this lot created and signed before progress can be made on the project. Mr. Magrecki stated he was aware of that.
7. Mr. Vranich stated that he and Mr. Clapsaddle were in agreement that the sidewalk across to the Mark Gettysburg property made a lot of sense and should be implemented. Mr. Magrecki and the owners of the property agreed that would be optimal, but was not sure it could be done and did not want to hold up the project. Mr. Vranich suggested they approach Mark Gettysburg, and perhaps some type of financial security or bond could be executed that would not cause delays. Chairman Zepp agreed with that approach and stated it should be done the right way and correctly. The developer, Commission all agreed that this is a good plan of action.
8. Mr. Magrecki stated that waivers would be sought regarding to trip generation and the need for a traffic study.

Appearances:

Mr. Brandon Synnamon, President of the Gettysburg Battlefield Preservation Association and Michael Cassidy, Vice-President of the Association asked to speak before the Commission. They requested information regarding the status of the project. Mr. Vranich stated the project is active and they are working through comments provided by Township staff and Adams County. Chairman Zepp stated they are very early in the process. Mr.'s. Synnamon and Cassidy asked for copies of the Adams County comments and if an environmental, archeological and historical analysis have been done for the property. After discussion, Ms. Hamm requested that the Preservation Association put their request for information in writing to the Township Office so we can adequately respond. Consensus was reached that this was a better approach. The Preservation Association representatives stated they plan to attend more meetings in the future and be much more active in the process. The Commission stated they welcomed their comments and input.

Central Adams Joint Comprehensive Plan:

Andy Merkel, Adams County Department of Planning and Development stated that the Commission needs to make some kind of recommendation to the Board of Supervisors. Mr. Mauser stated that he wants to send it to the Board of Supervisors with no loose ends. Chairman Zepp stated that the Comprehensive Plan reflects what the Steering Committee reflected from the beginning. Mr. Merkel stated that the Map is looking at a period of 10 years. Ms. Hamm asked would it be possible to do a vote of intent; after discussion it was clarified that the Board of Supervisors would make the final decision. After some discussion regarding process and the impact of Amblebrook on the Future Land Use Plan Map, a consensus was reached among members of the Commission that the Adams County Planning and Development Department would make changes to the document and bring it back to the Commission at their next available meeting.

Public Comment/General:

None.

Adjournment

Ms. Hamm moved, seconded by Mr. Mauser to adjourn the meeting at 8:11 p.m. Motion carried unanimously.

NEXT MEETING: SUPERVISORS: September 4, 2018
PLANNING COMMISSION: August 22, 2018

Respectfully Submitted,

David Clapsaddle, Zoning Officer