

***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: Bob Sharrah, Sharrah Design Group; Dale Gingrich, Members 1<sup>st</sup> Federal Credit Union; Mark Magrecki, Penn Terra; Bob Spangler; BJ Patel and PJ Patel, Dunkin Donuts.

**Public Comment/Agenda Items:**

None.

**Minutes:**

**Mr. Mauser moved, seconded by Ms. Kimble to approve the July 25, 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 12/14/18***

Mr. Mark Magrecki, Project Manager with Penn Terra, informed the Commission that they are wrapping up the PennDOT things. The Adams County Conservation District pulled their NPDES permit so they are in the process of refileing for that. Mr. Magrecki asked for the plan to be tabled tonight.

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

Mr. Bob Sharrah, with Sharrah Design Group, Inc., submitted a letter to the Township Office dated August 20, 2018, requesting an Extension of Time to December 30, 2018. The letter was in the back-up material provided to the Planning Commission. Ms. Hamm pointed out that she would like the letter revised to be after the Board of Supervisors meeting in January 2019. After discussion, **Ms. Hamm moved, seconded by Ms. Kimble to grant the Extension of time to January 15, 2019 with a revised letter to be filed with the township. Motion carried unanimously.**

***Pennsylvania State Police Office – South Central Region – Preliminary Land Development Plan (Lincoln Highway and Granite Station Road) – Must act by 12/05/18.***

Nothing new at this time. They are still working on Conservation District issues.

***Members 1<sup>st</sup> Federal Credit Union – Preliminary/Final Land Development Plan (991 / 1005 York Road) – Must act by 09/15/18***

Mr. Sharrah informed the Commission that they are working with PennDOT on the right-in driveway to make it more restrictive. They will have to seek an easement from the neighbor. Jodie Evans also commented on this in her letter dated August 22, 2018. Mr. Vranich indicated that even though he has been sent digital updates addressing some of the comments in his last letter dated June 20, 2018, there has been no formal submission. If the Commission wished to conditionally approve this plan it would have to reference all 13 comments. Mr. Sharrah and Members 1<sup>st</sup> would like to see this plan move forward. After discussion, **Mr. Zepp moved, seconded by Ms. Hamm to grant the Extension of time to December 31, 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. Bob Sharrah, with Sharrah Design Group, Inc., submitted a letter to the Township Office dated August 20, 2018, requesting an Extension of Time to December 30, 2018. The letter was in the back-up material provided to the Planning Commission. Ms. Hamm pointed out that she would like the letter revised to be after the Board of Supervisors meeting in January 2019. After discussion, **Ms. Hamm moved, seconded by Ms. Kimble to grant the Extension of time to January 15, 2019 with a revised letter to be filed with the township. Motion carried unanimously.**

***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. A revised plan dated August 6, 2018 was submitted to the township with a response letter from Wm. F. Hill & Assoc., Inc. office dated August 10, 2018. There are some stormwater issues that are being worked on and the traffic study and fees are outstanding. The building elevations have been provided and look good to the township; and the 861 York Road subdivision plan has been recorded and the township has been provided a digital copy of the plan and recording receipt. The financial security estimate was provided and has been revised. No action was taken on the plan.

**Appearances:**

None.

**Central Adams Joint Comprehensive Plan:**

The Adams County Department of Planning and Development are waiting for comments from Gettysburg Borough.

**Straban Agricultural Security Area:**

Ms. Crushong, Secretary to the Agricultural Security Area Advisory Committee presented the Commission with the list of the entire Straban Township Agricultural Security Area Seven-Year Review to be considered. Also, is a request for addition of David Seymore and a request to be removed by Richard Flickinger. The Commission has 45-days to review and submit comments. It will be on next month's agenda for action.

**Proposed Amendments to Code of the Township of Straban:**

Mr. Clapsaddle presented to the Commission a Memorandum outlining a proposed Ordinance that incorporates about 12 out of 13 possible zoning ordinance changes that have been compiled over a number of months. Some revisions will bring our code into compliance with the Municipal Planning Code (MPC) and some revisions are state laws that were passed that the local government is required to implement in the local code. Mr. Clapsaddle went through the Memorandum with the Commission.

1. Definitions – No comments
2. Medical Marijuana – The Medical Marijuana Act 16 of 2016 was enacted into State law on April 17, 2016. As presented, the Commission requested that more research be done on:
  - Changing being permitted in four (4) districts to being permitted in one (1) district
  - Changing from a permitted use to a use by special exception
  - Contact the State Police to get feedback from them on any issues they have had or see happening
3. Wireless Communications Facilities – No comments
4. Scheduling Applications before the Zoning Hearing Board – This revision aligns the code with the MPC.
5. Drive-through Menu Boards – No comments
6. Residential Sales; Garage and Yard Sales – It was decided to take this section out of the proposed ordinance. The Commission felt that there would be more administrative work and cumbersome to regulate.
7. Fireworks Amendments - The State enacted the Pennsylvania Fireworks Law, 2017 on October 30, 2017. Amendments are to confirm to this requirement. As presented, the Commission requested that more research be done on:
  - Who the right person or agency would be to do the inspections prior to the fireworks event.
8. Front Setback Exception for Built-Up Streets – No comments

9. MPC Section 503 (11)(vii) and Chapter 117-50 F of the Township Code Discrepancy – No comment
10. RR (Rural Residential) District Front Yard setback – No comment
11. Elimination of References to Four (4') Foot Sidewalks – No comment
12. Chapter 140-12 E(1) Regarding no parking in the Front Setback – No comment

**Public Comment/General:**

None.

**Adjournment**

**Ms. Hamm moved, seconded by Mr. Mauser to adjourn the meeting at 8:30 p.m. Motion carried unanimously.**

**NEXT MEETING:** SUPERVISORS: October 1, 2018  
PLANNING COMMISSION: September 26, 2018

Respectfully Submitted,

Robin K. Crushong, Office Manager