

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: Lawrence & Sandra Martin; Steven Peters; Bob Sharrah, Sharrah Design Group, Inc.; Dale Gingrich, Members 1st Federal Credit Union; Peter Martin; 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 November 5, 2018; Planning Commission meeting on October 24, 2018; and Recreation Board meeting on November 19, 2018. There was a meeting on September 26, 2018 with a representative from Community Energy Solar.

Public Comment:

None.

Minutes:

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

Approve Bills:

Ms. Hamm moved, seconded by Mr. Sanders, to approve the September 13, 2018 and September 27, 2018 bills for payment. Motion carried unanimously.

Reports:

None.

Correspondence:

Ms. Crushong announced the following:

- Minutes of the Adams County Council of Government meeting held on August 23, 2018
- Minutes of the Gettysburg Municipal Authority Board of Directors meeting held on August 20, 2018. There was some discussion about consideration of locating the Cemetery Hill Tower to the Heritage Site off Natural Springs Road.
- Minutes of the White Run Regional Municipal Authority Board of Directors meeting held on August 15, 2018
- Adams Regional EMS, Inc. report for August 2018
- Received a letter from John S. Phillips indicating that he was retiring from the practice effective January 1, 2019 and would not be able to accept reappointment

Appearance:

None.

Old/New Business:

1. **Full Release of financial security for LTP Rentals** – As referenced in Wm. F. Hill & Assoc. letter dated October 1, 2018, **Mr. Kammerer moved, seconded by Ms. Hamm to conditionally approve a full release in the financial security in the amount of \$84,526.20 for the LTP Rentals project with the condition that the as-built jplan, once approved by the Township Engineer, be signed and recorded prior to release of the financial security. Motion carried unanimously.**
2. **Construction of Pedestrian Crossing at Johnson Drive/Old Harrisburg Road** – Mr. Sanders was at the Recreation Board meeting last month wherein it was recommended by the Recreation Board to go out for bids or get quotes for doing this project. Since the township is getting ready to put bids out for the Twin Oaks sewer project and this is close in proximity, this project could go out to bid/quote at that time. **Mr. Sanders moved, seconded by Mr. Kammerer to approve the bidding/quote process for construction of the pedestrian crossing and ADA ramp at Johnson Drive and Old Harrisburg Road to run with the Twin Oaks sewer project at the beginning of 2019. Motion carried unanimously.**
3. **Public Hearing on 7-Year Agricultural Security Area** – Ms. Hamm moved, seconded by Mr. Sanders to set the public hearing on the 7-year Agricultural Security Area for November 5, 2018 at 6:45 p.m. Motion carried unanimously.

4. 2019 Budget Workshop – Ms. Hamm moved, seconded by Mr. Sanders to set and advertise the Budget Workshop to prepare the 2019 Budget for Monday, October 15, 2018 at 6:00 p.m. Motion carried unanimously.

5. Township Solicitor – Mr. Sanders moved, seconded by Ms. Hamm to appoint Samuel E. Wiser, Jr. as Township Solicitor with John S. Phillips as Assistant Solicitor until December 31, 2018. Motion carried unanimously.

6. Text Amendments to Planning Commissions – Ms. Hamm indicated that these text amendments have been reviewed by the Planning Commission for the past few months and are ready to move forward to the Adams County Office of Planning and Development for review. Ms. Hamm moved, seconded by Mr. Kammerer to authorize the proposed text amendments to go to the Planning Commissions for review and comment. Motion carried unanimously.

Land Use Reviews:

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

The proposed plan proposes the construction of a new fast food (Dunkin Donuts) immediately behind Advance Auto. Access is from a shared drive on Village Green Drive (private roadway).

Mr. Hill explained that the first order of business would be to act on the waiver request from SALDO 117-20.K, 117-27.B(32), and 117-52 which requires the submission and approval of a traffic impact study. While the site would trigger the need for a traffic impact study, Jodie Evans (McMahon & Assoc.) reviewed the Traffic Impact Study Scoping Application submitted by the developer and has determined that, even in the worst case scenario, the anticipated additional traffic will not require the construction of any new improvements to the adjacent roadways. The waiver request is supported by the traffic engineer.

Ms. Hamm moved, seconded by Mr. Sanders to approve the Waiver of the requirement of the submission and approval of a traffic impact study as outlined in Wm. F. Hill & Assoc. review letter dated September 6, 2018. Motion carried unanimously.

Mr. Hill explained that the next order of business would be to act on the plan. Ms. Hamm indicated that the Planning Commission recommended conditional approval. At this time all of the conditions as outlined in Wm. F. Hill & Assoc. letter dated September 6, 2018 are still outstanding. In order to move the plan forward the Board of Supervisors must decide if Village Green Drive will continue to be a private roadway or if the township will take it over as a public roadway. This decision has an effect on the amount of traffic impact fees that will be due for this project. If Village Green Drive remains a private roadway will result in a

transportation impact fee of \$90,855; alternatively, if Village Green Drive is anticipated to become a public roadway (dedicated), it will result in a transportation impact fee of \$124,505. The Developer has issued a time extension request if the Board of Supervisors choose not to make the decision on Village Green Drive tonight.

Ms. Hamm moved, seconded by Mr. Sanders to approve the time extension request to December 14, 2018. Motion carried unanimously.

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

The proposed plan proposes the demolition of two existing houses at the intersection of Natural Springs Road and York Road and construction of a bank with drive-through facilities.

Mr. Hill (Wm. F. Hill & Associates, Inc.) referred to the latest comments outlined in the Wm. F. Hill & Associates, Inc. Letter dated September 26, 2018. There is one requested ***Modification*** of the SWM Section 109-23.A.1(h) which section establishes the minimum storm sewer pipe size of 15" of which the applicant requests varying sizes of storm sewer piping, with most being 12" in diameter. Mr. Hill's (Wm. F. Hill & Associates, Inc.) office would not oppose the requested modification as all calculations support the smaller size and all pipe will be privately owned and maintained.

7. SWM 109-23.A.1(h)-This section establishes the minimum storm sewer pipe size of 15". The applicant has requested a **MODIFICATION** of this section.

Ms. Hamm moved, seconded by Mr. Sanders to approve the modification depicted in the Wm. F. Hill & Assoc. Letter dated September 26, 2018 for the Members 1st Federal Credit Union Preliminary/Final Land Development Plan with proper notation depicted on the Plan. Motion carried unanimously.

Mr. Hill (Wm. F. Hill & Assoc.) stated that PennDOT HOOP Action is needed. This project is proposing the connection of the storm sewer outfall piping to the adjacent PennDOT inlet box as well as the construction of new curb ramps. These improvements will require Straban Township to be the applicant to PennDOT.

Ms. Hamm indicated that the Planning Commission recommended conditional approval with all conditions as outlined in Wm. F. Hill & Assoc. letter dated September 26, 2018 to be satisfied as follows:

1. ZO 140-53-Any and all signage must be submitted for review and approval by the Township Zoning Officer. This includes the Members 1st directional signage.

2. All appropriate signatures of the Final Plans must be provided prior to final plan approval, including the following:

- a. SALDO 117-27.B(29)-Owner/Developer's Acknowledgement
- b. SWM 109-25.A.21-Stormwater Landowner Acknowledgement

4. SALDO 117-26.D-A financial security estimate must be provided, approved, and bonded prior to Final Plan approval. Financial security should be provided for any and all improvements required by the Straban Township Ordinance.

5. SALDO 117-32.B(4)-Approval of the PennDOT Highway Occupancy Permit for the proposed entrance and improvements within the PennDOT right-of-way must be provided prior to Plan approval. This would include any permitting required for the curb ramp at Natural Springs Road and York Road.

It is understood that the Township will need to be an applicant for the connection to the existing storm sewer system. The Township will need to authorize this submission and Wm. F. Hill & Assoc. recommends doing so with the condition that an agreement be prepared that passes all installation and maintenance responsibilities on to Members 1st Federal Credit Union.

6. This project will be subject to transportation impact fees in the estimated amount of \$178,345.00.

8. SWM 109-32.A-The Straban Township Stormwater Management Practices, Facilities, and Systems Maintenance and Monitoring Agreement must be signed and recorded prior to plan approval.

Ms. Hamm moved, seconded by Mr. Sanders to authorize Members 1st to submit the HOP on behalf of the Township with the condition that an agreement is prepared and recorded that passes all installation and maintenance responsibilities for these features on to the landowner and to conditionally approve the plan based on satisfactory resolution of all items outlined above from the review letter of Wm. F. Hill & Assoc. dated September 26, 2018. Motion carried unanimously.

Public Comment:

Bob Spangler – He attended a reunion at the Straban Township Recreation Park and felt that it was clean and well kept. He then spoke to the Traffic Impact Fees and voiced his dislike of the program stating that a small guy cannot start a business in Straban Township.

Questions from the Press:

Mary Grace Keller asked:

Wanted to clarify that Dunkin Donuts received a time extension; and Members 1st would be closing the branch at the Giant Food Store and moving out to the new location.

Adjournment:

With no further business to come before the Board, Ms. Hamm moved, seconded by Mr. Sanders to adjourn the meeting at 7:28 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, November 5, 2018 at 7:00 p.m.