

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 Vice-Chairman George Mauser presiding. Others in attendance were: Chairman Alan Zepp (came in a few minutes late), 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 1st Federal Credit Union; Mark Magrecki, Penn Terra, representing Dunkin Donuts.

Public Comment/Agenda Items:

None.

Minutes:

Ms. Hamm moved, seconded by Ms. Kimble to approve the August 22, 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 have resubmitted their NPDES permit and will probably be in front of the Commission next month.

Freedom Valley Worship Center – Freedom House – Preliminary/Final Land Development Plan (3140 York Road) – Must act by 01/15/19.

Mr. Bob Sharrah, with Sharrah Design Group, Inc., informed the Commission that there is nothing new at this time. They are working through some water and sewer issues.

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. They have major issues on wetlands and may need a wetland permit or you will see substantial changes to the plan.

Members 1st Federal Credit Union – Preliminary/Final Land Development Plan (991 / 1005 York Road) – Must act by 12/31/18

Mr. Vranich (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. Vranich’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. If the Commission wished to conditionally approve this plan it would have to reference all 8 comments. Ms. Hamm questioned the effect of the smaller pipe with clogging. Mr. Vranich indicated that due to the small drainage areas on this site and calculations supporting adequate flow capacity within the pipes, the issue of clogging is minimal.

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

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 Ms. Kimble to recommend approval of 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.

The Straban Township Planning Commission recommended conditional approval based on the review letter of Wm. F. Hill & Assoc., Inc. 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 Ms. Kimble. Motion carried unanimously.

Mark Gettysburg Associates, L.P. – Preliminary Subdivision/Land Development Plan (York Road and Hanover Road) – Must act by 01/15/19

Mr. Bob Sharrah, with Sharrah Design Group, Inc., informed the Commission that they are still working on some issues.

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

Mr. Vranich (Wm. F. Hill & Associates, Inc.) referred to the latest comments outlined in the Wm. F. Hill & Associates, Inc. Letter dated September 6, 2018. There is one requested **Waiver** of Section 117-20.K, 117-27B.(32) & 117-52 – Traffic Impact Study as requested by a letter from Penn Terra Engineering, Inc. dated September 26, 2018. It was stated in Jodie Evans (McMahon & Assoc.) letter dated September 26, 2018, in paragraph 2 on page one that this development is estimated to generate more than 200 average daily trips and/or more than 20 new peak-hour trips, a traffic impact study, in accordance with the Straban Township SALDO requirements, would typically be required for submission to the Township, including all site access intersections as well as Route 30 and Village Green Drive as this will function as an indirect access to the site. The applicant has requested that this requirement be waived considering the recent studies prepared for Advance Auto and Mark Gettysburg. Considering the recent traffic analyses results for other developments for the potential study intersections, as well as Mark Gettysburg development proposed improvement to restrict Village Green Drive to right-in/right-out access to Route 30 in the future, the additional trip generation from this development is not anticipated to require any additional improvements. Therefore, the requested traffic study waiver is a reasonable request for this specific development.

The next order of business that the Planning Commission acted on was addressing the **Waiver** request contained in the Penn Terra letter cited above.

1. Section 117-20.K, 117-27B.(32) & 117-52 – Traffic Impact Study. The applicant has requested a waiver from the requirement to prepare a traffic impact study for this project considering the recent studies prepared for Advance Auto and Mark Gettysburg. The applicant did prepare a scoping application that was reviewed by McMahon & Assoc. and they concluded that a waiver in this specific case would be

appropriate. It is the Applicants position that granting this request will have no adverse impact on the public health, safety, and welfare of the residents of the Township.

Ms. Hamm moved, seconded by Mr. Zepp to recommend approval of the waiver depicted in the Penn Terra Letter dated September 26, 2018 for the Dunkin’ Donuts Preliminary/Final Land Development 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 & Assoc., Inc. dated September 6, 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.
2. All appropriate signatures of the Plans must be provided prior to final plan approval, including the following:
 - a. SALDO 117-27.B(8)-The seal and signatures of all professionals involved with the Plan
 - b. SALDO 117-27.B(29)-Owner/Developer’s Acknowledgement – The name of the owner within the signature block should be revised to Keshav Krupa, LLC
 - c. SWM 109-25.A.21-Signature of the stormwater management acknowledgement by the landowner.
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. This project will be subject to transportation impact fees. The Straban Township Traffic Engineer has been contacted regarding the anticipated transportation impact fee. As referenced in Jodie Evans (McMahon & Assoc.) letter dated September 26, 2018, paragraph 3 on page two, the applicant’s engineer has estimated the proposed Dunkin’s trip generation including a reduction for both internal trips (*proposed reduction for interaction with existing hotels/auto parts store on Village Green Drive*) and pass-by trips (*proposed reduction for vehicles passing by the site already traveling on Route 30*). McMahon & Assoc. concur with the pass-by reduction. Whether it accepts the internal trip reduction is dependent on whether Village Green Drive will remain a private roadway or not. As a private roadway, the interaction between the proposed Dunkin and the adjacent hotels along Village Green Drive could be considered internal as they would not access a public roadway. Therefore, if the Township Board expects Village Green Drive to remain a private roadway, then the traffic impact fee would be based on 27 new trips (*note: rounding in favor of “new” trips*). Alternatively, if the Township Board anticipates Village Green Drive becoming a public roadway (*i.e. if the Township is considering taking ownership once connected to Camp Letterman Drive*), then the internal reduction should not be taken and the traffic impact fee would be based on 37 new trips.
 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.
6. SWM 109-32.A-An updated Straban Township Stormwater Management Practices, Facilities, and Systems Maintenance and Monitoring Agreement must be signed and recorded prior to plan approval for the revised stormwater management facilities.

Mr. Zepp moved, seconded by Ms. Kimble. Motion carried unanimously.

It was noted that if the Board of Supervisors took no action on the plan pending the decision on future ownership of Village Green Drive, the Board of Supervisors must take action to accept the time extension offered by the developer.

Appearances:

None.

Central Adams Joint Comprehensive Plan:

Andy Merkel, from the Adams County Department of Planning and Development was present and presented to the Commission for review and comment the most up-to-date summary of the remaining issues to be addressed on the Joint Comprehensive Plan. Mr. Merkel pointed out two comments that he wanted feedback on from the Commission:

1. **U.1.1-1.3 Regarding references to interconnection for backup water source.** The Planning Commission recommends replacing the language with “recommend that the water supplier biannually evaluate alternatives to meet emergency contingency needs and provide the municipalities with such report.” The Commission was satisfied with this language.
2. **Future Land Use – Suburban Residential – Route 394 conditionally approved plan of Amblebrook (formerly Gettysburg Commons and Discovery Gettysburg) –** Not all phases are categorized as residential on the FLU map. Planning Commission deliberating whether to include the additional already approved phase to the map, or leave as is. Do not want it shown in growth area, but the likelihood of the project developing out is increasing and may want it represented somehow on FLU map. It was the consensus of the Commission leave as is since it will take 10-15 years to complete the project anyway.

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. This information was forwarded to the Adams County Office of Planning and Development and Mark Clowney compared what the Township had to what the County had and made some minor acreage and name changes. **Mr. Mauser moved, seconded by Ms. Kimble to recommend approval of the Straban Township Seven-Year review and Addition of one parcel (Seymore-38H11-000---000). Motion carried unanimously.**

Proposed Amendments to Code of the Township of Straban:

Mr. Clapsaddle presented to the Commission a revised Memorandum dated September 26, 2018 outlining a proposed Ordinance. 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. Restricting dispensaries to EC-1 only; and the growing and processing facilities are still placed in the EC-2 District, which is the only district that allows industrial uses.
3. Wireless Communications Facilities – A minor amendment is offered clarifying that not all of the sections referenced in the amendment receive all of the same language.
4. Scheduling Applications before the Zoning Hearing Board – No change.
5. Drive-through Menu Boards – No change.
6. Residential Sales; Garage and Yard Sales – deleted from Ordinance.
7. Fireworks Amendments – The only amendment pertaining to fireworks is that temporary and permanent consumer fireworks uses be expressly permitted in the EC-1 District.
8. Front Setback Exception for Built-Up Streets – Moving this amendment to a separate Ordinance amending SALDO.
9. MPC Section 503 (11)(vii) and Chapter 117-50 F of the Township Code Discrepancy – Moving this amendment to a separate Ordinance amending SALDO.
10. RR (Rural Residential) District Front Yard setback – No change
11. Elimination of References to Four (4') Foot Sidewalks – Moving this amendment to a separate Ordinance amending SALDO.
12. Chapter 140-12 E(1) Regarding no parking in the Front Setback – No change.
13. Height Limit of 14' for accessory structures – addition:
Section 16: Chapter 140-31(4) limits the height of structures accessory to residential structure to a height of 14 feet. This standard creates some discrepancies with other parts of the Code, for instance granny flats are allowed, but difficult to place in a structure limited to a height of 14 feet. The suggested change is to require the height of the accessory structure to be less than the permitted height of a principal building.

Ms. Kimble moved, seconded by Mr. Mauser to recommend moving these proposed revisions to the Board of Supervisors to move forward to the Adams County Office of Planning and Development and the Planning Commission for review and comment. Motion carried unanimously.

Public Comment/General:

None.

Adjournment

Ms. Hamm moved, seconded by Mr. Mauser to adjourn the meeting at 8:08 p.m. Motion carried unanimously.

NEXT MEETING: SUPERVISORS: November 5, 2018
PLANNING COMMISSION: October 24, 2018

Respectfully Submitted,

Robin K. Crushong, Office Manager