

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

Others in attendance: Bob Sharrah, Sharrah Design Group representing Mark Gettysburg Associates.

**Public Comment/Agenda Items:**

None.

**Minutes:**

**Mr. Mauser moved, seconded by Ms. Hamm to approve the September 26, 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***

Nothing new at this time.

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

Nothing new at this time.

***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.

***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. The Department of Environmental Protection (DEP) is requiring a resubmission of the Chapter 105 permit. Mr. Sharrah noted that there was a meeting with PennDOT on August 30, 2018 (Jodie Evans attended on behalf of the township) and the phasing of the development was discussed. The developer would like to get Phase 1 (large box building) permitted and constructed and there are no plans for any of the other lots at this time. The developer would like to construct only the improvements needed for Phase 1 at this time (does not include the entire Camp Letterman Drive Extension) and then follow up with the improvements needed as part of the full buildout at a later date. There would need to be some level of commitment from the developer in the form of notes on the Phase 1 plan and a Developer's Agreement between Straban Township, PennDOT and developer to ensure the completion of Camp Letterman Drive before proceeding with future Phases beyond Phase 1. Attorney Strong (attorney for developer) will contact Attorney Wisner (solicitor for Straban Township) to work on this agreement. Mr. Sharrah also noted that the developer will be filing an application to amend the Straban Township Zoning Map from R-2 (Residential High Density) to EC-1 (Economic Development) for the portion of the R-2 district within this development.

Mr. Sharrah had filed on October 18, 2018 a revised plan along with a response letter dated October 17, 2018 to Wm. F. Hill & Assoc. letter dated June 22, 2018. Mr. Vranich and Mr. Clapsaddle did not have enough time to review and make comment.

Mr. Sharrah reviewed some of the comments with the Commission as follows:

#3 – Camp Letterman Drive will be considered a Minor Collector Road and therefore the front setback for this will be 45'. Mr. Sharrah proposed that if this area is to be designated for commercial development, the township may want to lessen the setback to allow the buildings to be placed closer to the street and not "waste" as much land since there is presently a prohibition against parking in front of the front façade. Perhaps a zoning text amendment could be considered along with the map change. This text amendment would propose to not only lessen the required front yard setback on Camp Letterman Drive, but also allow parking in front of the building/s on all streets in the EC-1 Zone, whether existing or proposed, other than York Road. Mr. Clapsaddle suggested a Camp Letterman Drive design standard/neighborhood plan. Mr. Sharrah has a concept plan that he could offer for use. There was also a suggestion that the York Road streetscape could be used as a compromise for parking in front of buildings. The Commission thought this might be a good idea and asked that Mr. Clapsaddle and Mr. Vranich work on this together.

**Appearances:**

None.

**Central Adams Joint Comprehensive Plan:**

Mr. Mauser and Mr. Clapsaddle attended a Borough workshop on Monday night (Oct. 22<sup>nd</sup>). The discussion was based around the definition and nature of the Primary and Secondary Designated Growth Areas (DGAs). Mr. Mauser pointed out that Straban Township's vision is to encourage development along the Rt. 30 corridor and the Rt.30/Rt. 15 interchange, particularly re-development and re-use of

existing plots, however, the township must also consider planning implications of existing conditions in other areas of the township. Straban Township's position is that the Primary and Secondary DGAs identified in the draft plan are necessary and consistent with its historical growth patterns, existing zoning and likely zoning evolution. Mr. Mauser shared with the Borough that Straban Township is satisfied with the current draft and are ready to move it forward to the Board of Supervisors for adoption. At this point, it is unclear where the Borough stands. Cumberland Township is not bending on this issue either. If the Borough does not adopt this plan, then the County will need to rework the draft comp plan for Straban and Cumberland Townships to adopt.

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

Mr. Clapsaddle indicated that the Adams County Office of Planning and Development comments dated October 19, 2018 (SALDO revisions) and dated October 22, 2018 (Zoning revisions) were received and reviewed. There were minor tweaking on language to make it cleaner but the only change was in the Medical Marijuana where we were requiring "dispensaries be located at least 1,500 feet from day care centers, public or private schools, or public parks." This figure exceeds the 1,000 foot separation distance requirement established in the Medical Marijuana Act.

**Ms. Hamm moved, seconded by Mr. Mauser to recommend the Board of Supervisors approve these text amendments to the Straban Township SALDO and Zoning Ordinance as presented. Motion carried unanimously.**

**Public Comment/General:**

None.

**Adjournment**

**Ms. Hamm moved, seconded by Mr. Mauser to adjourn the meeting at 8:05 p.m. Motion carried unanimously.**

**NEXT MEETING:** SUPERVISORS: November 5, 2018  
PLANNING COMMISSION: November 28, 2018

Respectfully Submitted,

Robin K. Crushong, Office Manager