

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 Sam Wiser and Bill Hill, Township Engineer.

Others in attendance were: Alan Zepp, Chair of the Traffic Impact Advisory Committee; Lawrence & Sandra Martin; Bob Spangler; Steve Peters; Tom Eyler, Heidlersburg Fire Company; Peter Martin; Mark Magrecki, PennTerra Engineering representing Dunkin Donuts; BJ Patel and PJ Patel, Dunkin Donuts; Paul Kriger; John Eckert; Dusan Bratic; Steve Rice; and Mary Grace Keller, *Gettysburg Times*.

Board Chair Alfred E. Kammerer led everyone with the Pledge to the Flag.

Mr. Kammerer introduced to the audience the new township Solicitor, Sam Wiser of Salzmann and Hughes. John S. Phillips will be retiring from his practice effective December 31, 2018.

- Mr. Kammerer informed the residents present of the next scheduled meetings: Board of Supervisors meeting on December 3, 2018; Planning Commission meeting on November 28, 2018; and Recreation Board meeting on November 19, 2018. There was a meeting on October 24, 2018 with the Solicitor concerning Amblebrook Development.

### **Public Comment:**

1. Dusan Bratic, Mechanicsburg – Issue: TCIP on the Agenda tonight. Position: Camp Letterman Drive is proposed to go through his property and he requested answers to several questions concerning the development of Camp Letterman Drive but has not received that information. Request: That the Board of Supervisors defer action on the TCIP until he is made aware of the costs.
2. Steve Rice – Stonehedge Real Estate, Gettysburg – Issue: TCIP on the Agenda tonight. Position: Sent documents by e-mail to [office@strabantownship.com](mailto:office@strabantownship.com) on October 31, 2018 and not sure if these documents were given to the Board of Supervisors and if they were given to the Board of Supervisors if the Board of Supervisors reviewed the documents prior to this meeting.
3. Bob Spangler, Gettysburg – Issue: Amblebrook – what was the meeting about on October 24<sup>th</sup> with solicitor? Solicitor Wiser stated that the township and developer are reviewing the Developer's Agreement that was entered into back in 2006. There will be amendments made and the document will come before the Board of Supervisors in a public meeting for action.

**Minutes:**

Ms. Hamm moved, seconded by Mr. Sanders, to approve the October 1, 2018 meeting minutes as presented. Motion carried unanimously.

**Approve Bills:**

Mr. Sanders moved, seconded by Ms. Hamm, to approve the October 11, 2018 and October 31, 2018 bills for payment. Motion carried unanimously.

**Reports:**

Solicitor – Requested an executive session after the meeting to review the ongoing litigation and a code enforcement issue

Tom Eyler, Heidlersburg Fire Company – the equipment for the trucks have been bought; training on the use has been done; and equipment is in full force and being used.

David Clapsaddle, Zoning Enforcement Officer – There have been 7 land use permits issued, mainly for accessory structures. Junkyards have been inspected and licenses are being issued. The District #3 Septic Pumping list has been requested from the County and the office will be working on getting those notices out to affected residents for this coming year. The stormwater inspections will be started in the coming month.

Paul Kriger – Reported that earned income tax collections were up \$4.9 million compared to the same period in 2017. Total collections for 2018 are \$177,537,328 compared to \$172,183,504 for the same period last year. Through the end of September 1,159 legal actions have been filed in Adams County and 1,054 in York County. There have been 7,946 Visitors to the Adams County Office through September. Ms. Hamm asked what visitors come in to the office for. Mr. Kriger informed the Board that the office helps with preparation of taxes (at no charge); disputes; payables; delinquencies, etc. Everything is being scanned now so 80% will be scanned in by the end of 2018. The bullet proofing upgrade has been done at the York Office. Update on the HR291 is that there has been no municipal support anywhere in the Commonwealth. If the State would take over collection of the EIT, it projects that the collection fee would be between 5 and 8%. YATB's fee is the lowest at 1.37%. Act 32 works, why would the State want to alter that.

**Correspondence:**

Ms. Crushong announced the following:

- United Hook and Ladder Co. #33 report for September 2018
- Heidlersburg Fire Department report for August 2018
- Minutes of the Adams County Council of Government meeting held on September 27, 2018
- Minutes of the Gettysburg Municipal Authority Board of Directors meeting held on September 17, 2018.
- Minutes of the White Run Regional Municipal Authority Board of Directors meeting held on September 19, 2018
- Minutes of the York Adams Tax Bureau Board of Directors meeting held on October 29, 2018

**Appearance:**

None.

**Old/New Business:**

- 1. 2019 Budget – Ms. Hamm moved, seconded by Mr. Sanders to authorize the advertisement of the proposed 2019 Budget. Motion carried unanimously.**
- 2. Public Hearing on Ordinance Revisions – Ms. Hamm moved, seconded by Mr. Sanders to authorize the advertisement for a public hearing on December 3, 2018 at 6:45 p.m. for the adoption of an ordinance outlining the amendments to Chapter 140 (Zoning) and an ordinance outlining the amendments to Chapter 117 (Subdivision of Land) of the Code of Ordinances. Motion carried unanimously.**
- 3. Transportation Capital Improvement Plan –** Alan Zepp, Chairman of the Traffic Impact Advisory Committee presented the Capital Improvement Plan (CIP) to the Board of Supervisors. Mr. Zepp reported that the Committee went through the three (3) steps required in the Act 209. 1) LUAR - The Committee reviewed a significant amount of data presented at the hearing and in public session, reviewed the scenario that was recommended to and adopted by the Board of Supervisors which was consistent with that adopted in 2016; 2) RSA – Given that the LUAR scenario remained the same, the committee found that the RSA remains accurate and recommended that the Board of Supervisors approve the RSA dated “December 2016 and Reviewed August 2018” as presented; and 3) TCIP – The Committee held a public hearing on September 19, 2018 and a public meeting on October 10, 2018 to consider the Transportation Capital Improvement Plan (TCIP). The TCIP consists of three sections, Existing Transportation Capital Improvement Plan, the Future Pass-Through Transportation Capital Improvement Plan, and the Future Development Transportation Improvement Plan. Given that the LUAR scenario remained the same; the RSA dated “December 2016 and Reviewed August 2018” remained the same, the committee found that

the TCIP remains accurate and recommends that the Board of Supervisors approve the TCIP dated "December 2016, reviewed September 2018" as presented. Solicitor Wiser indicated that the hearing transcript was made available to the Board of Supervisors prior to this meeting. **Ms. Hamm moved, seconded by Mr. Sanders to adopt the Transportation Capital Improvement Plan by Resolution as presented. Motion carried unanimously.**

**4. Public Hearing on Act 209 Ordinance – Ms. Hamm moved, seconded by Mr. Sanders to authorize the advertisement for a public hearing on December 3, 2018 at 6:00 p.m. for the adoption of an ordinance outlining the amendments to the Act 209 transportation capital improvement plan. Motion carried unanimously.**

**5. Resolution for the Seven Year Review of the Straban Township Agricultural Security Area - Mr. Kammerer moved, seconded by Mr. Sanders to adopt by Resolution and authorize the recording of the Seven Year Review of the Straban Township Agricultural Security Area at the Recorder of Deeds. Motion carried unanimously.**

**6. Appointment of Planning Commission Member – Ms. Hamm indicated that because of scheduling conflicts, an individual on the Planning Commission board cannot attend meetings regularly. Mr. Kammerer moved, seconded by Ms. Hamm to accept the resignation of John Boblits from the Planning Commission. Motion carried unanimously. Ms. Hamm moved, seconded by Mr. Kammerer to appoint John Hartzell to serve on the Planning Commission conditioned upon approval for such appointment by the Commonwealth of which Mr. Hartzell is employed as an attorney. Motion carried unanimously.**

**7. Waste Connections Request for Price Increase – Mr. Kammerer indicated that the township received a letter from Waste Connections dated September 20, 2018 requesting a price adjustment. The request is in accordance with a provision in the contract. They are asking to be permitted to increase the rate they charge each customer by \$2.40 per year or \$.60 per quarter. They are not asking to recoup additional costs for 2018, rather this request deals with, beginning January, 2019. Mr. Sanders moved, seconded by Mr. Kammerer to authorize the request from Waste Connections for a price increase. Motion carried unanimously.**

**8. Community Media Donation – Mr. Kammerer indicated that the township received a request for immediate emergency donation to Community Media, the local television station. Community Media had been supported through Comcast, but Comcast suddenly cut their funding in June. The Township receives from Comcast a Franchise Fee that the township sends a portion of this fee to Community Media. Community Media provided a spreadsheet indicating that Straban Township's donation need would be \$2,292.00. Mr. Sanders, moved, seconded by Ms. Hamm to authorize sending Community Media a check in the**

**amount of \$2,292.00 as an immediate emergency donation for 2018. Motion carried unanimously.**

**9. Full Release of Financial Security on Tractor Supply** – Mr. Hill indicated that the Letter of Credit for the maintenance bond of the PennDOT improvements associated with Tractor Supply Company is set to expire on November 9, 2018. A request for confirmation from PennDOT has been made but no response has been received. **Ms. Hamm moved, seconded by Mr. Kammerer to authorize the full release of the financial security in the amount of \$15,000.00 for Tractor Supply Company conditioned upon receipt of confirmation from PennDOT that its portion is released fully. Motion carried unanimously.**

**10. Full Release of Financial Security on Morton Buildings** – Mr. Hill indicated that a field inspection has been performed for the purpose of verifying that the bonded items for the Morton Buildings Inc. project were built according to the approved Land Development Plan. Based on this inspection, his office recommends full release. **Mr. Sanders moved, seconded by Ms. Hamm to authorize the full release of the financial security in the amount of \$7,370.00 for the Morton Buildings Inc. project. Motion carried unanimously.**

### **Land Use Reviews:**

***Dunkin Donuts*** – Preliminary/Final Land Development Plan (York Road) – **Must act by 12/19/18**

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 waiver request was acted upon and approved at last month's meeting.

Ms. Hamm indicated that the Planning Commission recommended conditional approval. At this time the following conditions as outlined in Wm. F. Hill & Assoc. letter dated September 6, 2018 are still outstanding:

5. This project is subject to transportation impact fees in the amount of \$90,855.00.

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.

**Ms. Hamm moved, seconded by Mr. Kammerer 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 6, 2018. Motion carried unanimously.**

**Public Comment:**

**Steve Rice, Stonehedge Real Estate** – Asked the Board members if they did review the material that he supplied concerning the Capital Improvement Plan via e-mail to Ms. Crushong prior to the meeting tonight. Mr. Sanders responded by saying that he did receive and review the information. The other Board members chose not to respond.

**Questions from the Press:**

Mary Grace Keller asked:

The township has \$1.3 Million in funds for the Act 209, why has the township not spent those funds? Ms. Hamm indicated that it is her feeling that a larger project such as the Hunterstown Road/Route 30 Intersection has priority and takes significant funds to correct.

**Executive Session Request** - Solicitor Wisner requested an executive session with the Board after the meeting to discuss ongoing litigation and a code enforcement issue.

**Adjournment:**

With no further business to come before the Board, Mr. Kammerer moved, seconded by Mr. Sanders to adjourn the meeting at 7:40 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, December 3, 2018 at 7:00 p.m.**