

STRABAN TOWNSHIP PLANNING COMMISSION

Alan Zepp, George Mauser, Patt Kimble, Sharon Hamm, John Hartzell

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 Pat Kimble, Member Sharon Hamm, Member John Hartzell, Zoning Enforcement Officer, David Clapsaddle and Township Engineer Erik Vranich.

Others in attendance: Bob Sharrah, Sharrah Design Group representing Mark Gettysburg Associates; Adam Snyder and Jack Powell, Representing Snyder Development and Andy Merkel, Adams County Office of Planning and Development.

Public Comment/Agenda Items:

None.

Chairman Zepp welcomed the newest member of the Planning Commission, John Hartzell. He will be filling the unexpired term of John Boblits which term expires December 31, 2019.

Minutes:

Ms. Hamm moved, seconded by Ms. Kimble to approve the October 24, 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

A letter was received from Penn Terra Engineering, Inc. dated November 21, 2018 requesting additional time to resolve the outstanding items required for plan approval. The request is for an extension thru March 12, 2019. **Mr. Zepp moved, seconded by Ms. Kimble to grant the Extension of time to March 12, 2019. Motion carried unanimously.**

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.

Mr. Vranich stated that the last plan revision for this project was dated May 15, 2018 with comments from his office dated June 22, 2018. There has been no communication since. Mr. Vranich also noted that the NPDES permit application for this project has been withdrawn. It is not clear if the Conservation District withdrew it or the developer withdrew it. The main issue on this project is the wetlands and the proposed access drive being within areas that were previously determined to be wetlands (north of the old access road) and these areas may be subject to the wetland mitigation plan.

A letter was received from George M. Albert, P.E., LLC dated November 28, 2018 requesting additional time to work through open issues on the project. The request is for an extension thru the March meeting date. **Ms. Hamm moved, seconded by Mr. Mauser to grant the Extension of time to March 7, 2019. Motion carried unanimously.**

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

The current revision of the plan is dated October 16, 2018 with comments from Wm. F. Hill & Assoc. office dated November 21, 2018.

Mr. Bob Sharrah, with Sharrah Design Group, Inc., informed the Commission that they are still working through the comments issued to them on November 21, 2018. Mr. Sharrah provided the Commission with updated information on the plan. Discussion as follows:

1. Traffic Study - the LOS for Nelson Drive failed because of the proposed volume so they are proposing a traffic circle instead of a traffic signal so there would be no stop control and traffic could keep flowing.
2. Cul-de-sac – the developer has had the Gettysburg Fire Company come out with their largest truck and they were able to maneuver the cul-de-sac.
3. Streetscape – All street scape components (lighting and landscaping) must be installed at the time of the first Final Plan for the lots from Village Green Drive to the GMA substation.
4. Access Drives – The developer is asking for a right in only for the front lots to Route 30. The Commission saw no issue with traffic in connection with a right in access only, however, there was some concern about safety for the pedestrian traffic since sidewalks will be installed encouraging pedestrian traffic. It was suggested to contact Jodie Evans, McMahan & Associates (township traffic engineer) to get her recommendation. Mr. Vranich will contact her.
5. Roadway Ownership – It was suggested that a workshop be scheduled with township and developer to discuss what roads, if any, the township will accept for dedication.
6. Secondary Roads – Mr. Vranich noted that where practicable, access shall be to minor streets. Since these are new lots (Lots 3, 6, 7, 9, 13, and 15) and it is practical for access to be on roads/access other than

Camp Letterman Drive, the access to Camp Letterman Drive must be restricted and noted accordingly on the Plan.

7. Mr. Sharrah also informed the Commission that they are proposing a trail from the end of the traffic circle to the bridge on Hanover Road. It was discussed that this is an unsafe bridge and do we really want to encourage pedestrian crossing here. The township could ask PennDOT to require road widening for pedestrian traffic or ask that something be added to the bridge for pedestrian traffic. Another suggestion was that the trail could go through the woods. It may be possible to get grant monies.

Snyder Property – Preliminary/Final Land Development Plan (20 Low Dutch Road) – Must act by 02/22/19.

Mr. Powell informed the Commission that the proposed plan depicts the development of the property located at the corner of York Road and Low Dutch Road known as 20 Low Dutch Road to construct a contractor’s headquarters. The NPDES application, sewer planning module nor the driveway permits have been submitted yet. What started out as a code violation has turned into a plan to come into compliance. The parking will stay the same and more detail will be added for the buffering. It was noted that woodchips would be used where the large equipment would be parked. This will have to be replaced over time. They will be requesting a waiver from the SALDO requirement of a landscape architect. The comment of the Adams County Planning Commission concerning adding an acknowledgement box on the plan for the current deeded owner was discussed. Mr. Snyder is currently under agreement to purchase the property and is not the record owner. Mr. Snyder stated that the owner has no problem signing the plan but wants to know what his liability is going to be. Ms. Hamm suggested that the township solicitor be contacted to see how much liability the owner would have. It was recommended that the current record owner sign the plan as well as the purchaser.

Drummer Boy Camping Resort – Preliminary/Final Land Development Plan – field change request

This is on a plan that was before the Commission last revised July 28, 2017 and approved August 7, 2017. The requested revisions are as follows:

- Removal of all new proposed Cabin Sites (3).
- Removal of the conversion of seven tent sites to RV sites. These sites will remain as tent sites.
- Reduction in the number of new RV sites from 25 proposed previously to 19 currently proposed.
- A final adjustment in the total number of approved sites from 470 (originally approved plan) to 461 (current field change plans).
- Adjustment of the size of the subsurface stormwater beds to account for varying RV site sizes due to site constraints.

Mr. Zepp moved, seconded by Mr. Hartzell to recommend approval of the requested field change for the Drummer Boy Camping Resort Preliminary/Final Land Development Plan with the condition that upon signature by the Board of Supervisors and Planning Commission, the field change plans must be recorded at the Adams County Courthouse prior to the final release of financial security for the site. Motion carried unanimously.

Appearances:

None.

Central Adams Joint Comprehensive Plan:

Mr. Andy Merkel informed the Commission that the Gettysburg Borough Council may adopt the Central Adams Joint Comprehensive Plan as drafted next month. Mr. Merkel's office will send a final draft to this Commission for action at next month's meeting to move the plan forward to the Board of Supervisors. The Plan will need to be sent to Adams County Office of Planning and Development for review (by law even though they prepared the document). After forty-five (45) days of notifying the County the Board of Supervisors can set a hearing (March meeting of the Board of Supervisors). The surrounding municipalities must be notified. The County will help in getting this procedure done.

The Commission thanked Mr. Merkel and his staff for the efforts in preparing the Comprehensive Plans for the County.

Public Comment/General:

None.

Adjournment

Mr. Zepp moved, seconded by Mr. Mauser to adjourn the meeting at 8:45 p.m. Motion carried unanimously.

NEXT MEETING: SUPERVISORS: December 3, 2018
PLANNING COMMISSION: December 19, 2018

Respectfully Submitted,

Robin K. Crushong, Office Manager