

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 Wisner and Bill Hill, Township Engineer.

Others in attendance were: Lawrence & Sandra Martin; Bob Spangler; Tom Eyler, Heidlersburg Fire Company; Peter Martin; John Eckert; Steve Rice; Crystal Groves; Paul Smith; Brandon Harner and Tim Fink, representing Drummer Boy Campground; 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 January 7, 2019; Planning Commission meeting on December 19, 2018; and Recreation Board meeting on January 22, 2019. There was a workshop with Solicitor concerning Amblebrook Development; and an executive session with Solicitor concerning litigation on November 29, 2018.

Public Comment:

1. John Eckert - Issue: TCIP on the Agenda tonight. Position: Wanted to let the Board know that there were townships in the Harrisburg area eliminating the Act 209 program.

Minutes:

Ms. Hamm moved, seconded by Mr. Sanders, to approve the November 5, 2018 hearing Minutes (ASA 7-Year Review) and regular meeting minutes as presented. Motion carried unanimously.

Approve Bills:

Mr. Sanders moved, seconded by Ms. Hamm, to approve the November 15, 2018 and November 30, 2018 bills for payment. Motion carried unanimously.

Reports:

Recreation – Tom Adair informed the Board that all the requirements were met under the Grant for the crosswalk at Old Harrisburg Road and Johnson Drive so reimbursement should

be coming shortly; they are looking to investigate easier access to Hunters Crossing and Twin Oaks; looking at the cost of installing bathroom facilities at the park; looking for a truck to be used by the recreation park maintenance crew. Mr. Adair also submitted his resignation to the Board and thanked the Board for the opportunity to serve Straban Township. The Board in return thanked Mr. Adair for his services and wished him well.

David Clapsaddle, Zoning Enforcement Officer – There have been 4 land use permits issued, two of which related to taking care of Code Enforcement issues. Junkyard licenses have all been issued. The District Septic Pumping: 1) District #1 – to be done by 12/31/18 working on this list of owners not pumped yet; District #2 - the list has been received from the County and the office is working on researching owners and addresses; vacant properties and will send out initial letters this month; and District #3 – notices of violation for those not pumped by December 31, 2017 were sent out. The stormwater inspections will be performed as weather permits. There have been meetings with venues to prepare a calendar of special events for next year.

Correspondence:

Ms. Crushong announced the following:

- Letter of Resignation from Tom Adair from the Straban Township Parks and Recreation Advisory Board effective January 1, 2019
- United Hook and Ladder Co. #33 report for October 2018
- Adams Regional EMS, Inc. report for October 2018
- Minutes of the Gettysburg Municipal Authority Board of Directors meeting held on October 15, 2018.
- Minutes of the White Run Regional Municipal Authority Board of Directors meeting held on October 17, 2018
- Audit report for the Liquid Fuels Tax Fund for the Period January 1, 2017 to December 31, 2017

Appearance:

None.

Old/New Business:

1. **Twin Oaks Stormwater Maintenance Project – Ms. Hamm moved, seconded by Mr. Sanders to authorize the advertisement for bidding the Twin Oaks Stormwater Maintenance Project. Motion carried unanimously.**

- 2. Public Hearing on Transfer of Liquor License – Mr. Sanders moved, seconded by Ms. Hamm to authorize the advertisement for a public hearing on January 7, 2019 at 6:15 p.m. to receive comments and recommendations concerning the transfer of a liquor license from 7 Lincolnway West, New Oxford to 30 Camp Letterman Drive, Gettysburg. Motion carried unanimously.**
- 3. 2019 Budget – Ms. Hamm moved, seconded by Mr. Kammerer to adopt the 2019 Budget. Motion carried unanimously.**
- 4. Reorganizational Meetings – Ms. Hamm moved, seconded by Mr. Kammerer to set the reorganizational meeting for the Board of Supervisors for January 7, 2019 and the Township Auditors for January 8, 2019 and authorize advertisement of these meetings. Motion carried unanimously.**
- 5. CPA Firm - Mr. Sanders moved, seconded by Ms. Hamm to authorize the advertisement for the intent to appoint Smith Elliott Kearns & Company, LLC to perform the 2018 Audit. Motion carried unanimously.**
- 6. Ordinance 2018-01 and 2018-02 – Mr. Kammerer moved, seconded by Mr. Sanders to adopt Ordinance 2018-01 outlining the amendments to Chapter 140 (Zoning) and Ordinance 2018-02 outlining the amendments to Chapter 117 (Subdivision of Land) of the Code of Ordinance. Motion carried unanimously.**
- 7. Ordinance 2018-03 – Mr. Kammerer moved, seconded by Ms. Hamm to adopt Ordinance 2018-03 outlining the amendments to Article I (Traffic Improvement Districts) of Chapter 81 (Impact Fees) of the Code of Ordinance. Motion carried unanimously.**
- 8. Reduction of Financial Security on Auker’s Greenhouse – Mr. Hill indicated that his office performed field inspections and found that the only item left to be completed is the completion of the required site landscaping as depicted on the Plan drawings. His office recommends a reduction in the amount of \$11,275.00 which would adjust the previously required financial security for this project from \$13,750.00 to \$2,475.00. Ms. Hamm moved, seconded by Mr. Sanders to authorize the reduction of the financial security in the amount of \$11,275.00 for the Auker’s Greenhouse project. The current bond reduction total (\$11,275.00) adjusts the previously required financial security for this project from \$13,750.00 to \$2,475.00. Motion carried unanimously.**
- 9. Full Release of Financial Security on Keller Farms Subdivision – Mr. Hill indicated that multiple field inspections have been performed for the purpose of verifying that the bonded items for the Keller Farms Subdivision Plan were built according to the approved Subdivision/Land Development Plans. Based on these inspections, his office recommends full release. Mr. Kammerer moved, seconded by Mr. Sanders to authorize the full**

release of the financial security in the amount of \$34,001.00 for the Keller Farms Subdivision project. Motion carried unanimously.

10. **Full Release of Financial Security on Drummer Boy Campground** – Mr. Hill indicated that the Board should take action on the field changes prior to acting on the financial security release.

{Board acted on the field change then came back to the financial security}

Mr. Hill's office recommended conditional full release in the financial security in the amount of \$129,542.60 for the Drummer Boy RV, LLC project with the condition that signage for the ADA Parking Spaces must be installed prior to release of the financial security. **Ms. Hamm moved to table this matter until the condition is met.**

Land Use Reviews:

Drummer Boy Camping Resort – Preliminary/Final Land Development Plan last revised 7/28/2017 and recorded at the Adams County Courthouse (DB 6377 PG 288) – field change request

The requested revisions are summarized 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. Hill's office finds that the field change remains consistent with the originally approved land development plan and is a reduction in the overall scope of the project. Ms. Hamm stated that the Planning Commission recommended approval. **Ms. Hamm moved, seconded by Mr. Sanders to approve the requested field change for the Drummer Boy Camping Resort Preliminary/Final Land Development Plan conditioned 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.**

TKC CCXXX – Gettysburg Shopping Center – Preliminary Land Development Plan (1530 York Road) – Must act by 12/14/18

Ms. Hamm moved, seconded by Mr. Kammerer to approve the time extension request to March 12, 2019. Motion carried unanimously.

Pennsylvania State Police Office – South Central Region – Preliminary Land Development Plan (Lincoln Highway and Granite Station Road) – Must act by 12/05/18.

Ms. Hamm moved, seconded by Mr. Kammerer to approve the time extension request to March 7, 2019. Motion carried unanimously.

Ms. Hamm thanked everyone for their time on the TCIP.

Public Comment:

Steve Rice – Asked about the Ordinances and if it was available to look at right now. Solicitor Wisner offered him a copy. Mr. Rice will get a copy later through the Right to Know system.

Questions from the Press:

Nothing.

Adjournment:

With no further business to come before the Board, Mr. Kammerer moved, seconded by Mr. Sanders to adjourn the meeting at 7:23 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, January 7, 2019 at 7:00 p.m.