

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: Adam W. Anderson, Site Design Concepts and Jeff Heindel, Stewart and Tate for Incentives, LLC.

Public Comment/Agenda Items:

None.

Minutes:

Mr. Mauser moved, seconded by Ms. Hamm to approve the November 28, 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 03/12/19

Mr. Vranich has reviewed the revised plan, however, the Highway Occupancy Permit (HOP) plans were not submitted and must be submitted to verify that they are consistent with the Preliminary Land Development Plan. TRG is preparing the HOP Plan.

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

A letter was received from Sharrah Design Group, Inc. dated December 12, 2018 which waves the ninety (90) day time requirement within which the plans must be acted upon as per Act 247 and has requested an extension until April 15, 2019. **Ms. Hamm moved, seconded by Mr. Mauser to grant the Extension of time to April 15, 2019. Motion carried unanimously.**

Pennsylvania State Police Office – South Central Region – Preliminary Land Development Plan (Lincoln Highway and Granite Station Road) – Must act by 03/07/19.

Mr. Clapsaddle indicated that the Pennsylvania State Police may not be pursuing this site. No official word on this yet.

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

Prior to this Planning Commission meeting a workshop was held with the Mark Gettysburg representatives and township representatives. It was a good meeting that covered a lot of the issues. The developer has some clear direction now and knows where the township stands.

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

A request to table this matter was received from Mr. Powell, the engineer for the project.

Incentives LLC – Preliminary/Final Land Development Plan (Proline Place, Lot 12) Must act by 03/19/19

The proposed Plan depicts the addition of a fitness center, access drive, parking area, and related stormwater management are for the proposed fitness center located at Lot 12 within the Adams County Commerce Park. Mr. Adam Anderson reviewed the plan with the Commission. Mr. Vranich indicated that this is a very clean plan that just has some housekeeping issues to work on. Some issues that were discussed in connection with Wm. F. Hill & Assoc. review letter dated December 12, 2018:

Modifications:

17. Section 117-60.C1.b. - Requires non-residential developments to provide two (2) planting units for every one-thousand (1,000) square feet of building coverage. There is no need for this request.

22. Section 109-23.A.1.h: Requires all storm sewer pipes to have a minimum inside diameter of fifteen (15) inches. They would like to modify the sewer pipes to have a minimum inside diameter of twelve (12) inches. After some discussion, the Commission did not see a problem with this request.

6. SALDO 117-20.K, 117-27.B(32), 117-52 – Traffic Impact Study - There will be no traffic impact study required in accordance with an e-mail from Jodie Evans, McMahon & Assoc. today.

13. SALDO 117-41 – Sidewalks. A concrete driveway apron will be extended from the curb line back to the back edge of the sidewalk instead of having a small strip of gravel between the sidewalk and curb. The question was asked why they were not putting the front sidewalk in at this time. There was much discussion about requiring the front sidewalk with the Commission suggesting that the engineer go back to the owner and suggest that they put that sidewalk in now as opposed to later.

15. SALDO 117-44.B(3) – maximum fire hydrant spacing of 600 feet. Mr. Adams spoke to Hershel Shank at the Gettysburg Fire Department and he will be issuing a letter that a fire hydrant will not be needed for this project.

16. SALDO 117-54.J – Tree Removal. Mr. Adams and Mr. Clapsaddle will do a site visit and figure this out.

21. Notation will be added to the Plan that the landowner is responsible for the construction and maintenance of the sidewalk along Proline Place that is proposed to be constructed within this Plan.

Mr. Clapsaddle mentioned that trash generated by this business will be placed by the curb for pick-up. The owner needs to check with if this is an allowable method of trash disposal within the Commerce Park.

Appearances:

None.

Central Adams Joint Comprehensive Plan:

Mr. Clapsaddle will ask Andy Merkel from the Office of Planning and Development for the list of changes from the last draft. Gettysburg Bureau has their public hearing scheduled for February 11, 2019. The Commission decided that it would come back next month after it had time to review the draft and then possibly move it forward to the Board of Supervisors.

Public Comment/General:

There was general conversation concerning:

Modification from Ordinance as defined in the Pennsylvania Municipal Planning Code (PMPC). The Commission wants to make sure that they are following the procedure as outlined in Section 512.1. of the (PMPC). These should be called “Modifications” not “Waivers”.

Sidewalks. The Commission discussed looking at the map to see where sidewalks should be required. The ordinance is not clear on this. Should there be a separate “Sidewalk Ordinance”; prepare concrete specs on sidewalks. The Commission asked for more analysis on sidewalks from the engineer and zoning officer.

Adjournment

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

NEXT MEETING: SUPERVISORS: January 7, 2019
PLANNING COMMISSION: January 23, 2019

Respectfully Submitted,

Robin K. Crushong, Office Manager