

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 Frank Herring, Stewart and Tate for Incentives, LLC; Robert Sharrah, Sharrah Design Group.

Public Comment/Agenda Items:

None.

Reorganization of Planning Commission:

Ms. Hamm moved, seconded by Mr. Hartzell to appoint Mr. Zepp as Chairman. Motion carried unanimously.

Ms. Hamm moved, seconded by Mr. Hartzell to appoint Mr. Mauser as Vice-Chairman. Motion carried unanimously.

Ms. Hamm moved, seconded by Mr. Hartzell to appoint Ms. Kimble as Secretary. Motion carried unanimously.

Minutes:

Mr. Mauser moved, seconded by Ms. Kimble to approve the December 19, 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

Received correspondence from Mark Magrecki indicating that they are working through the comments and are hoping to be here next month with a revised plan.

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

Bob Sharrah, Sharrah Design Group, Inc. informed the Commission that they are completing the work on the well and moving along.

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 will follow-up on this plan and see what the intention is. Some action will have to occur at next month's meeting.

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

Bob Sharrah, Sharrah Design Group, Inc. informed the Commission that they are working with DEP and working through the traffic issues.

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

An e-mail was received from Jack Powell dated January 22, 2019 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 24, 2019. **Ms. Hamm moved, seconded by Ms. Kimble to grant the Extension of time to April 24, 2019. Motion carried unanimously.**

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

Adam Anderson, Site Design Concepts informed the Commission that the plan updated the sidewalks and addressed the stormwater management issues. A letter was received from Jodie Evans, McMahan & Assoc. indicating that a traffic study was not required. Mr. Anderson and Mr. Clapsaddle met out at the property for about an hour and an inspection was conducted to identify the number and location of trees that, if removed, would require a tree removal permit and replacement. There were no trees located on the site where earth would be disturbed and a total of seventeen (17) trees meeting the criteria were identified over the entire site. The applicant is proposing not to remove any of the seventeen (17) trees. Since three (3) of these trees could be removed without penalty, a credit of three (3) planning units (12%) of landscaping material is requested. The township staff has no objection to this request. Mr. Anderson also received a letter from the Gettysburg Fire Department indicating that the current fire hydrant location is adequate for this site.

Mr. Vranich (Wm. F. Hill & Associates, Inc.) referred to the latest comments outlined in the Wm. F. Hill & Associates, Inc. Letter dated January 16, 2019. There is one requested **Modification** of the SWM Section 109-23.A.1(h) which section establishes the minimum storm sewer pipe size of 15" of which the applicant requests the use of 12" diameter piping. Mr. Vranich's (Wm. F. Hill & Associates, Inc.) office would not oppose the requested modification. If the Commission wished to conditionally approve this plan it would have to reference numbers 1, 3, 5, 6, 8 and 9 comments.

The next order of business that the Planning Commission acted on was addressing the **Modification** contained in the cited letter.

2. SWM 109-23.A.1(h)-This section establishes the minimum storm sewer pipe size of 15". The applicant has requested a **MODIFICATION** of this section.

Mr. Hartzell moved, seconded by Mr. Mauser to recommend approval of the modification depicted in the Wm. F. Hill & Assoc. Letter dated January 16, 2019 for the Incentives, LLC Final Land Development Plan with proper notation depicted on the Plan. Motion carried unanimously.

The Straban Township Planning Commission recommended conditional approval based on the review letter of Wm. F. Hill & Assoc., Inc. dated January 16, 2019 to be satisfied as follows:

1. All appropriate signatures of the Plans must be provided prior to final plan approval, including the following:

- a. SALDO 117-27.B(8)-The seal and signatures of all professionals involved with the Plan
- b. SALDO 117-27.B(29)-Signature of the Owner/Developer's Acknowledgement
- c. SALDO 117-60.C(3)(c)-Seal and signature of the Registered Landscape Architect
- b. SWM 109-25.A.21-Signature of the stormwater management acknowledgement by the landowner.

3. SALDO 117-20.A-This section establishes the requirement for Sewage Facilities Planning Approval. Approval of the Planning Module must be obtained prior to Plan approval.

5. SALDO 117-26.D - A financial security estimate must be provided, approved, and bonded prior to Final Plan approval. Financial security shall cover all erosion and sediment control features, stormwater features, landscaping, lighting, etc.

6. SALDO 117-42 – This section establishes that, where practical, all properties must be connected to public sewer systems. Evidence must be provide that capacity within the GMA system has been purchased or otherwise reserved prior to approval of the Final Plan.

8. This project will be subject to transportation impact fees.

9. SWM 109-32.A-The Straban Township Stormwater Management Practices, Facilities, and Systems Maintenance and Monitoring Agreement must be signed and recorded prior to plan approval.

Ms. Hamm moved, seconded by Mr. Hartzell. Motion carried unanimously.

Appearances:

None.

Planning Module – Harold and Janet Millhimes, Lot 2, Hunterstown-Hampton Road –

Mr. Vranich explained that when the subdivision was approved this lot did not pass soil testing but was approved using a Form "B" planning waiver. When this is done, then a module must be submitted and approved before a permit can be issued. They put fill on the lot to create a site which would pass. One of the fill sites failed so they had a soils science find an alternate system site for the replacement area. **Ms.**

Kimble moved, seconded by Mr. Mauser to recommend for signature by the Chairman of the Planning Commission the Planning Module for Lot 2, Hunterstown-Hampton Road for Harold and Janet Millhimes. Motion carried unanimously.

Central Adams Joint Comprehensive Plan:

Mr. Clapsaddle reviewed the list of changes received from Andy Merkel of the Office of Planning and Development and all changes were done as the Planning Commission had requested. Mr. Hartzell shared his review of this comprehensive plan goes beyond what a usual comprehensive plan is. Mr. Mauser stated that there were a lot of elements primarily because there were particular interests to be accommodated to. **Mr. Mauser moved, seconded by Ms. Kimble to recommend that the Board of Supervisors authorizing the Joint Comprehensive Plan to be forwarded to the county planning commission, contiguous municipalities, and the school districts and schedule a public hearing. Motion carried unanimously.**

Public Comment/General:

There was general conversation concerning:

Solar Plant – Mr. Green from Community Energy Solar has been in contact with the township on several occasions. The project is a permitted use in the RR and R-1 Districts and have about 10 conditions to be met. They will have to file a Land Development Plan so it will come before the Commission at some point. The Conley farm is out of the picture now. There is no real map at this time. The time line that Mr. Green gave to Mr. Clapsaddle today was to firm everything up by February 15th and submit at the end of September 2019.

Amblebrook – The Township received a drone video of the project from Pete Martin. There has been a lot done out there but a lot more to be done.

Adjournment

Mr. Zepp moved, seconded by Mr. Mauser to adjourn the meeting at 7:35 p.m. Motion carried unanimously.

NEXT MEETING: SUPERVISORS: February 4, 2019
PLANNING COMMISSION: February 27, 2019

Respectfully Submitted,

Robin K. Crushong, Office Manager