

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 Tony M. Sanders presiding. Others in attendance were: Vice-Chair Fred Kammerer; 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: Lawrence & Sandra Martin; Tom Eyer, Heidlersburg Fire Company; Paul Smith; Skip Strayer; Dusan Bratic; Paul Kriger; John Eckert; Gerald Black; Mark Walde, Road Forman; Joe Green; Jeffry Heindel; Bob Sharrah, Sharrah Design Group, LLC; Tom Englertiy; Don and Kim Miller; Claudia Dieste; Lynn Bream Dohner; Marcie Kammerer; Joan Horak; Fred Horak; Peter Martin; and Mary Grace Keller, *Gettysburg Times*.

Board Chair Tony M. Sanders led everyone with the Pledge to the Flag.

- Mr. Sanders informed the residents present of the next scheduled meetings: Board of Supervisors meeting on March 4, 2019; Planning Commission meeting on February 27, 2019; and Recreation Board meeting on March 18, 2019. There were no other meetings.

Public Comment:

Skip Strayer – Joint Comprehensive Plan. He has concerns with Straban joining up with Gettysburg Borough and having them tell Straban what to do. He hopes this Board does not join in the Joint Comprehensive Plan.

Minutes:

Mr. Kammerer moved, seconded by Ms. Hamm, to approve the January 7, 2019 regular and reorganization meeting minutes as presented. Motion carried unanimously.

Approve Bills:

Ms. Hamm moved, seconded by Mr. Kammerer, to approve the January 17, 2019 and January 31, 2019 bills for payment. Motion carried unanimously.

Reports:

Mark Walde, Road Foreman – Mr. Walde reported that the road projects for this year using Liquid Fuels Funds would be milling 25MM on Cavalry Field Road and Woodside Road and E-3M (about 10,000 gal.) on Shealer, Weaner, Low Dutch and Cavalry Roads. He is also proposing a FBI Modified on Culp-Fidler Roads to be bid in place.

David Clapsaddle, Zoning Enforcement Officer – Mr. Clapsaddle reported that 8 Land Use Permits and 1 Certificate of Non-Conformance were issued along with 1 temporary road permit. A Land Development plan was filed along with a Stormwater Management Plan to be reviewed. On the district pumping, District #1 there are still a number of pumping reports needed and District #2 is moving along.

Paul Kriger – Reported that this year YATB collected over 209 Million Dollars and have reduced the collection fee to 1.4% instead of 2.0%.

Correspondence:

Ms. Crushong announced the following:

- Report from PA Department of Transportation indicating that the 2017 audit indicates that the township has taken the necessary steps to be in compliance with Liquid Fuels Tax Fund rules and regulations.
- United Hook and Ladder Co. #33 report for December, 2018 Yearly Report and January 2019
- United Hook and Ladder Co. #33 Relief Association Compliance Audit for January 1, 2015 to December 31, 2017
- Minutes of the Gettysburg Municipal Authority Board of Directors meeting held on December 17, 2018.
- Minutes of the White Run Regional Municipal Authority Board of Directors meeting held on December 19, 2018
- Notice from the Adams County Elections & Voter Registration office informing us of the 2019 Election dates. General Primary will be held on Tuesday, May 21, 2019 and the General Election will be held on Tuesday, November 5, 2019. The polls are to be open from 7:00 a.m. to 8:00 p.m.
- Notification of an Act 14 Municipal Notification for Gettysburg Municipal Authority for the Hunterstown Wastewater Treatment Plan NPDES Permit PA0088749 Renewal Application
- York Adams Tax Bureau Board of Directors meeting Minutes dated October 29, 2018

Appearance:

1. Claudia B. Dieste – 321 Hollywood Street, Delaware, 19930
Lynn B. Dohner, 365 Revmont Dr, Pittsboro, NC 27312
Owners of 365 Good Intent Road Property

To register serious concerns regarding plans by Community Energy Corporation to install 700 acres of commercial solar arrays in Straban Township for the benefit of the City of Philadelphia.

Concerns include how this will impact the rural, scenic landscape of the township and specifically their property on Good Intent Road, and how these plans seem to be in conflict with the Central Adams County Comprehensive Plan.

Recommendations: Moratorium - on approval of commercial solar array applications in Straban Township until this is addressed and included in the final Comprehensive Plan [not one word of solar is mentioned in that draft plan now]; Zoning Amendment - Amend the Straban Zoning law 140-21(d) to require a visual corridor be protected on scenic Straban roads and a Township steering committee be formed to approve/disapprove large solar arrays for each location that is proposed; and Protect Our Property – we request a rejection of 30-acre commercial solar array being planned across from the front door of our 365 Good Intent Road property because it ruins our countryside views, it will hurt the property value and the Community Energy Solar company solution of a low hedge barrier around this 30-acres is an unacceptable solution. Solar fields should not be right by scenic Straban roads in full view of the public and of neighbors.

2. Robert Sharrah, Sharrah Design Group, LLC – Mark Gettysburg Property

Mr. Sharrah brought up the letter from Gettysburg Municipal Authority (GMA) consulting engineer, Buchart Horn dated January 21, 2019 indicating that having the sanitary sewer lines outside the street cart way is not acceptable to GMA. Mr. Sharrah was here tonight to request that the township allow the sewer lines to be in the street. Mr. Sanders adamantly stated that the ordinance was revised to address this issue because of the costs associated with damage to township road equipment. Mr. Sanders indicated that manholes are always getting hit by snow plows and the damage it causes costs the township a lot of money in repairs. The ordinance does not require it to be so far off the street that it will be impossible for maintenance repairs. Mr. Sanders suggested that Mark Gettysburg just keep the roads if they want the manholes in them and take care of the maintenance themselves. It was also suggested that the water lines can go underneath the roadway along with the other utilities (i.e., gas, electric, cable) and the sewer along the roadway. Mr. Sharrah thanked the Board for their time.

Old/New Business:

1. Advertise bidding of road projects – Ms. Hamm moved, seconded by Mr. Kammerer to authorize the advertisements for bidding road projects for 2019. Motion carried unanimously.

2. Advertise bidding of E-3M Emulsion – Mr. Sanders moved, seconded by Mr. Kammerer to authorize the advertisement for bidding of E-3M Emulsion. Motion carried unanimously.

- 3. 321 Coleman Road Holding Tank Agreement – Ms. Hamm moved, seconded by Mr. Kammerer to approve the Holding Tank Permit Agreement for Willis H. Messersmith and Esther L. Messersmith for the property at 321 Coleman Road. Motion carried unanimously.**
- 4. Greater Gettysburg Investment Group, LP/Gettysburg Commons – Ms. Hamm explained that this is an annual extension required in accordance with a Developer’s Agreement with the township. The project is proposed to be done in phases going from 10/4/18 for the 1st phase to 10/4/38 for the 5th and final phase. Ms. Hamm moved, second by Mr. Kammerer to approve the extension for Greater Gettysburg Investment Group, LP/Gettysburg Commons as indicated in its letter dated January 14, 2019 to the township. Motion carried unanimously.**
- 5. Alternate to the Zoning Hearing Board - Ms. Hamm moved, seconded by Mr. Kammerer to appoint John Mark Egloff, Jr. as the alternate for the Zoning Hearing Board effective immediately. Motion carried unanimously.**
- 6. Member to the Recreation Advisory Board - Ms. Hamm moved, seconded by Mr. Kammerer to appoint Greg Hofe as a member of the Recreation Advisory Board effective immediately. Motion carried unanimously.**
- 7. Reduction of Financial Security on Battlefield Hearth – Mr. Hill indicated that multiple field inspections have been performed for the purpose of verifying that the bonded items for the Battlefield Hearth, LLC project were built according to the approved Land Development Plans. Based on these inspections, his office recommends a reduction in the amount of \$75,405.00. Mr. Kammerer moved, seconded by Mr. Sanders to authorize the reduction in the amount of \$75,405.00 for the Battlefield Hearth, LLC project. The current bond reduction total (\$75,405.00) adjusts the originally required financial security for the project from \$85,151.00 to \$9,746.00. Motion carried unanimously.**
- 8. Twin Oaks Storm Sewer System Maintenance Project – Mr. Sanders moved, seconded by Ms. Hamm to approve the Notice of Intent to Award the Twin Oaks Storm Sewer Project bid to the low bidder, G. B. Groft Inc. of Hanover, PA in the amount of \$234,570.40. Motion carried unanimously. Mr. Sanders moved, seconded by Mr. Kammerer to conditionally approve the issuance of the Notice to Proceed for the Twin Oaks Storm Sewer Project pending satisfactory completion of all necessary project documentation to the satisfaction of the Township Solicitor and Township Engineer. Motion carried unanimously.**
- 9. Planning Module for Harold R. and Janet L. Millhimes, Lot 2, Hunterstown-Hampton Road – Mr. Kammerer moved, seconded by Ms. Hamm to approve the Planning Module for Harold and Janet Millhimes for signature and forwarded to Department of Environmental Protection (DEP). Motion carried unanimously.**

10. **Joint Comprehensive Plan** – Ms. Hamm thanked everyone that was involved in the steering committee. The Comprehensive Plan is an individual document and Straban Township will be using the parts that apply only to it. **Mr. Sanders moved, seconded by Mr. Kammerer to authorize 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.**

Land Use Reviews:

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

Ms. Hamm moved, seconded by Mr. Kammerer to approve the time extension request to April 24, 2019. Motion carried unanimously.

***Incentives LLC* – Preliminary/Final Land Development Plan (Lot 12, ACEDC) – Must act by 03/19/19.**

Mr. Hill (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. Hill's (Wm. F. Hill & Associates, Inc.) office would not oppose the requested modification. If the Board wished to conditionally approve this plan it would have to reference numbers 1, 5, 6, 8 and 9 comments.

The first order of business that the Board of Supervisors 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.

Ms. Hamm moved, seconded by Mr. Kammerer to approval 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.

Ms. Hamm moved, seconded by Mr. Kammerer, to conditionally approve 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.

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.

Motion carried unanimously.

Public Comment:

Skip Strayer – He has lived here for 55 years. Solar panels are a permitted use by right in our ordinance and it should stay that way.

Tom Eyler, Heidlersburg Fire Company – They are here to help in any way they can.

Paul Smith – Wanted to know why a citation was issued on flags in the township. This was all over Facebook. Mr. Clapsaddle informed everyone present that flags, banners, streamers, blow-up flowing creators are not a permitted sign in the township. Mr. Clapsaddle sent a notice to the property owner, met with the property owner on various occasions, then sent a violation notice and the citation was the last resort.

Questions from the Press:

None.

Mr. Sanders asked Solicitor Wisner about the progress on the Developer's Agreement for Amblebrook. Mr. Wisner indicated that the attorneys are still working on it. Ms. Hamm requested a clarification on the age-restricted community and what that actually means. Mr. Wisner indicated that the perception of age restriction for the 55-plus community is not exactly as it seems. At least eighty percent (80%) of the units have to be occupied by at least one person being fifty-five years of age or older. Twenty percent (20%) could be occupied by folks who are of any age. All residents do not need to be over fifty-five years of age.

Adjournment:

With no further business to come before the Board, Ms. Hamm moved, seconded by Mr. Sanders to adjourn the meeting at 8:00 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, March 4, 2019 at 7:00 p.m.