

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 Vice-Chairman George Mauser presiding. Others in attendance were: Secretary Pat Kimble, Member Sharon Hamm, Member John Hartzell, Zoning Enforcement Officer, David Clapsaddle and Township Engineer Erik Vranich. Chairman Alan Zepp was not present.

Others in attendance: Robert Sharrah, Sharrah Design Group.

Public Comment/Agenda Items:

None.

Minutes:

Ms. Kimble moved, seconded by Mr. Hartzell to approve the January 23, 2019 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

A letter was received from Penn Terra dated February 26, 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 May 15, 2019. **Ms. Hamm moved, seconded by Ms. Kimble to grant the Extension of time to May 15, 2019. Motion carried unanimously.**

Freedom Valley Worship Center – Freedom House – Preliminary/Final Land Development Plan (3140 York Road) – Must act by 04/15/19.

Bob Sharrah, Sharrah Design Group, Inc. informed the Commission that they are working on deeds with its attorneys right now. No action needed at this time.

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

There has been no communication nor an updated plan filed since May 15, 2018. The office has reached out to Falling Creek numerous times with no response. Mr. Vranich suggested the Commission recommend denial of the plan and reference Wm. F. Hill & Assoc. letter dated June 22, 2018. **Mr. Hartzell moved, seconded by Ms. Hamm to deny the Pennsylvania State Police Office – South Central Region plan due to failure to comply with the land development plan ordinance and not**

addressing the outstanding conditions within the Wm. F. Hill & Assoc., Inc. letter dated June 22, 2018 satisfactorily. Motion carried unanimously.

Mark Gettysburg Associates, L.P. – Preliminary Subdivision/Land Development Plan (York Road and Hanover Road) – Must act by 04/15/19

Bob Sharrah, Sharrah Design Group, Inc. informed the Commission that they are working with PennDOT and hope to be back next month.

Snyder Property – Preliminary/Final Land Development Plan (20 Low Dutch Road) – Must act by 04/24/19.

No update on this plan.

Interdonato, Nicholas P. & Leeann D. – Final Subdivision Plan (90 Charmed Circle Drive) - Must act by 05/24/19

The submitted plan depicts subdivision of the 21.729 acre parent tract to create one new lot and one lot addition. Mr. Sharrah reviewed the plan with the Commission. More acreage will be added to the one lot so that it can be put into Clean & Green. It will be noted on the plan that Lot 2 is for the express purpose of agricultural use and shall not be considered a buildable lot. In the event that a future landowner wishes to convert Lot 2 into a buildable lot, appropriate sewage facilities planning must be performed and approved by PA DEP. A certificate of Non-Conformance will need to be obtained for the house on Lot 1, which is located within the front setbacks. Evidence must be provided that Lot 1 has existing legal access to Charmed Circle Drive through an existing public/private right-of-way or easement, or other legal means, which would demonstrate existing frontage. Clarification must be provide with respect to the existing wells on Lot 2 and whether these wells are water supply wells or observation wells. Any easements associated with the wells must be depicted on the Plan. The driveways/access points must be depicted on the plans to verify that the lot fronting on Shealer Road will have an access point with sufficient sign distance for agricultural access. Need to depict a clear sight triangle.

Lincoln Commons – Final Land Development Plan (Lot 2A Hull Drive/Shealer Road – Must act by 05/28/19.

The township has not issued comments on this plan yet. The developer has been asked to resubmit prior to the 10 day deadline for next month.

Appearances:

None.

Old/New Business

Mr. Clapsaddle indicated that he attended the Gettysburg Borough and Cumberland Township public hearings on the Joint Comprehensive Plan. Cumberland Township adopted the plan.

Adjournment

Mr. Hartzell moved, seconded by Ms. Kimble to adjourn the meeting at 7:45 p.m. Motion carried unanimously.

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

Respectfully Submitted,

Robin K. Crushong, Office Manager