

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 Wisner and Bill Hill, Township Engineer.

Others in attendance were: Lawrence & Sandra Martin; Bob Spangler; Tom Eyer, Heidlersburg Fire Company; Gregg Adelman, Kaplan Stewart; Paul Smith; Skip Strayer; Dusan Bratic; Gerald Black; Brian Sanders; 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 April 1, 2019; Planning Commission meeting on March 27, 2019; Recreation Board meeting on March 18, 2019; and Joint Comprehensive Plan Public Hearing on March 25, 2019 at 6:00 p.m. There were no other meetings.

Public Comment:

None.

Minutes:

Ms. Hamm moved, seconded by Mr. Kammerer, to approve the February 4, 2019 meeting minutes as revised noting Mr. Strayer's correction of him living in the township for 55 years not his entire life. Motion carried unanimously.

Approve Bills:

Mr. Kammerer moved, seconded by Ms. Hamm, to approve the February 14, 2019 and February 28, 2019 bills for payment. Motion carried unanimously.

Reports:

Bill Hill, Township Engineer – Mr. Hill reported that the Twin Oaks project is moving forward.

David Clapsaddle, Zoning Enforcement Officer – Mr. Clapsaddle reported that a nail salon is going in next to Panera Bread in the Lincoln Commons complex; he issued a land use permit for a residential home at 159 Hunterstown-Hampton Road; he is working with Distlefink

owners to get that remodeled; issued a permit for Gettysburg Beer Mart to open in the old CVS Store location; working on the vender permits for the Battlefield Harley Davidson bike week; and scheduled a Zoning Hearing Board special exception hearing for 5 special events to be held at that location.

Correspondence:

Ms. Crushong announced the following:

- United Hook and Ladder Co. #33 report for February 2019
- Minutes of the Gettysburg Municipal Authority Board of Directors Reorganizational meeting and regular meeting held on January 21, 2019.
- Compliance Audit for Heidlersburg Area Civic Relief Association for the period January 1, 2015 to December 31, 2017

Appearance:

None.

Old/New Business:

1. **Drummer Boy modification to traffic impact fee** – Drummer Boy Campground, in accordance with a letter from McMahon & Assoc. dated March 29, 2017 for an expansion consisting of 25 new RV sites and 3 new cabin sites, the total transportation impact fee for the proposed expansion computing to \$36,160.00. Drummer Boy Campground paid the fee on November 2, 2018. By letter dated December 12, 2018 from Ron Secary of Snyder, Secary & Associates, LLC, a request for a potential partial refund in light of the recently approved revised plan proposing nineteen new RV sites versus the prior plan that included twenty-five new RV sites and three new cabin sites. By letter from McMahon & Assoc. dated January 31, 2019 which updated the calculations the total transportation impact fee for the proposed expansion computes to \$16,825.00. **Mr. Kammerer moved, seconded by Ms. Hamm to authorize the modification to the traffic impact fee based on the revised plan and calculations from \$36,160.00 to \$16,825 with a refund due in the amount of \$19,335.00. Motion carried unanimously.**

2. **Amblebrook Second Amendment to Developer's Agreement** – Solicitor Wiser explained that the original development agreement was entered into many years ago prior to the downfall of the economy. This Second Amendment to Developer's Agreement makes clarification to the original agreement. In the original agreement the sewage facilities was to be dedicated to the township, however, now a public facility will run it; the NID bond was taken out altogether; this amendment does preserve 30,000 gallons for adjoining properties that are up to 1,500 feet from the Amblebrook project. The property owners would make

application directly to the public facility. A traffic signal warranty study may be required by the township for the developer to perform at its expense. The township will decide when best to do this study. **Mr. Sanders moved, seconded by Mr. Kammerer to approve the Second Amendment to the Developer's Agreement for Amblebrook. Motion carried unanimously.**

3. Settlement Stipulation – Stonehedge Real Estate, L.L.C. – Solicitor Wiser stated that the township has been in litigation with Stonehedge Real Estate, L.L.C. for a long time and the common pleas judge encouraged both parties to seek resolution. In an effort to avoid uncertainty, continued expenses, settlement discussions were initiated with Stonehedge Real Estate, L.L.C. **Ms. Hamm moved, seconded by Mr. Kammerer to approve the signing of the Settlement Stipulation as presented. Motion carried 2 to 1 with Mr. Sanders opposing.** Ms. Hamm thanked counsel for their work on this matter.

4. PRINT newsletter – Mr. Sanders moved, second by Mr. Kammerer to authorize PRINT to put together a newsletter at no charge to the township. Motion carried unanimously.

Land Use Reviews:

***TKC CCXXX (Gettysburg Shopping Center)* – Preliminary Land Development Plan (1530 York Road) – Must act by 03/12/19**

Ms. Hamm moved, seconded by Mr. Kammerer to approve the time extension request to May 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.**

Ms. Hamm indicated that there has been no action or activity on this plan. The last comment letter from Wm. F. Hill & Assoc. was dated June 22, 2018.

Ms. Hamm moved, seconded by Mr. Kammerer to deny this plan in its entirety based upon the outstanding condition letter of Wm. F. Hill & Assoc. dated June 22, 2018. Motion carried unanimously.

Public Comment:

Tom Eyler, Heidlersburg Fire Company – In light of the recent devastation in the South, how ready are we for a catastrophe? There is literature at the 911 Center that every resident

should have. There is at least 3 days where you would be on your own. We need to consider doing more training. Is the township aware of the Mutual Aid Agreements that are in place? Also, the calendar of meetings would be added to the newsletter that PRINT will be doing. Not everyone has internet.

Steve Rice – Expecting the motion on the Settlement Stipulation to be more explicite.

Paul Smith – When is the next e-cycling event? The next e-cycling event is Saturday, March 16, 2019 from 8-10 am at the Emergency Service Center here in Straban Township.

Questions from the Press:

1. Is the newsletter coming out monthly, quarterly, annually? Ms. Hamm stated that this is not a usual monthly, quarterly or even yearly newsletter. It includes a map of the township so it is rather large and has township information in it. The township may do this every couple years. The last one that the township did was 2008.
2. What is the fee stated in the Settlement Stipulation with Stonehedge Real Estate, L.L.C.? The fee is \$1,000 per trip cost.

Adjournment:

With no further business to come before the Board, Ms. Hamm moved, seconded by Mr. Kammerer to adjourn the meeting at 7:30 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, April 1, 2019 at 7:00 p.m.