

***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; Member Sharon Hamm; Member John Hartzell; Zoning Enforcement Officer David Clapsaddle; and Township Engineer Erik Vranich. Secretary Pat Kimble was not present.

Others in attendance: Robert Sharrah, Sharrah Design Group; Ken Scott, Beyond All Boundaries; Brandon Guiher, KPI Technologies; Gil Picarelli, KPI Technologies; Ariel Higgins; Ruth Zepp; and Jim Ekdahl.

**Public Comment/Agenda Items:**

None.

**Minutes:**

**Mr. Mauser moved, seconded by Mr. Hartzell to approve the February 27, 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 05/15/19***

Mr. Vranich reported that they plan to refile next month. Plan was tabled for tonight.

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

A letter was received from Sharrah Design Group, Inc. dated March 20, 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 July 15, 2019. **Ms. Hamm moved, seconded by Mr. Mauser to grant the Extension of time to July 15, 2019. Motion carried unanimously.**

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

A letter was received from Sharrah Design Group, Inc. dated March 20, 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 September 15, 2019. **Mr. Hartzell moved, seconded by Mr. Mauser to grant the Extension of time to September 15, 2019. Motion carried unanimously.**

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

An e-mail was received from Jack Powell dated March 27, 2019 which stated the progress that they are making to move forward. They have been finalizing their responses to the County and Township Engineer's review comments. A Low Volume HOP application has been initiated with PennDOT. They are wrapping up the final paperwork to complete submission of the HOP. They have had a couple of iterations with the building design and hope to have an acceptable façade drawing to be able to be included with their responses within the next week or so. Mr. Vranich and Mr. Clapsaddle reported that this plan all started with a code enforcement notice of violation which has not been corrected. It was recommended that a firm date be given that a plan must be in the township office. This is the second time extension without a new plan being filed. **Ms. Hamm moved, seconded by Mr. Mauser to recommend approval of the request for time extension to June 26, 2019, however, a plan must be submitted to the township and township engineer by May 9, 2019. Motion carried unanimously.**

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

Mr. Vranich and Mr. Clapsaddle both agreed that Mr. Sharrah will be able to address all of the comments in Wm. F. Hill & Assoc., Inc. letter dated March 26, 2019 before the Board of Supervisors meeting on April 1, 2019. Mr. Vranich went through the remaining conditions. #1 – the Planning Waiver and Non-Building Declaration will need to be approved for signature by the Chairman; #2 – Land ties need to be depicted on the plan; #3 – note on the plan concerning the monitoring wells on Lot 2 being subject to the License Agreement between Interdonato and VIACOM INC. Solicitor Wisner felt this was sufficient for future purchasers; #5 – corners to be set; #6 Mr. Sharrah was able to provide proof of an existing right-of-way to the back lot.

**Mr. Zepp moved, seconded by Mr. Hartzell to authorize the Chair of the Commission to sign the Planning Waiver and Non-Building Declaration. Motion carried unanimously.**

**The Straban Township Planning Commission recommended conditional approval based on the review letter of Wm. F. Hill & Assoc., Inc. dated March 26, 2019 to be satisfied as follows:**

1. SALDO 117-20.A-All Sewage Facilities Planning approval must be obtained prior to Final Plan approval. It appears that a Request for Planning Waiver and Non-Building Declaration would be appropriate for this project unless Lot 2 will be used for purposes other than continued agricultural use.

2. SALDO 117-27.B(10) – The depiction of the existing tract lines does not reflect the past subdivisions on this property where tracts were previously combined. Land ties must be depicted on the existing conditions plan between Tract 1 and Tract 5, as well as between Tract 1 and Tract 2.

3. SALDO 117-27.B(21) – Notation must be added to the Plan stating “The existing monitoring wells located on Lot 2 are subject to the License Agreement between Nicolas P. and Leann D. Interdonato and VIACOM INC., dated August 30, 2000.”

4. SALDO 117-27.B(29)- The owners’ notarized signatures must be provided on the Plans.

5. SALDO 117-38.D – All property corners shall be bonded items or field verified prior to Supervisors’ signatures being added to the Plans.

6. Following the completion of this subdivision, new deeds must be provided for the Interdonato property and the Kane property that reflect the lot line changes and that will remove all reference to previous tracts and subdivisions.

**Mr. Hartzell moved, seconded by Mr. Mauser. Motion carried unanimously.**

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

Comments were submitted from Wm. F. Hill & Assoc. dated March 25, 2019 and the Adams County Office of Planning and Development dated March 1, 2019. Brandon Guiher from KPI Technologies requested some discussion on the following comments:

#10 – a request from the traffic engineer on Traffic Impact Study has not been received yet.

#14 – an appropriate easement is needed

#18a – add a note to the plan that future development of the Klunk property (Lot 5) will require the installation of sidewalk along Shealer Road and on the north side of the access drive.

#18b – The engineer and developer will work together to get this as close to the intersection as they can. There are electrical lines prohibiting alignment at the intersection of the two access driveway and the CVS entrance driveway.

#18c – Would like to see this connect into the sidewalk stub that projects toward the electrical transformer.

#18d – the contour ends without connecting into the existing grades

#25 – an area of ponding water on the entrance drive between CVS and Lot 2B near the crosswalks by the curb island. This issue was brought up during construction and has not yet been addressed. This will be an area that must be addressed during the development of this lot. Release of Lincoln Commons bonding will be denied until this is addressed.

#17 – northern entrance (rear entrance) must be reconfigured. Right out only; dumpsters repositioned so as to enter the rear entrance and exit the southern entrance. The 6 spaces by the rear entrance should be labeled “employees only”.

The parking has been worked out with 63 spaces accounted for. Mr. Clapsaddle will keep track of the parking by the uses that are permitted.

#16 – Requesting that both Klunk and Gettysburg Crossing sign the plan if documentation cannot be provided that they are an equitable owner of the Klunk property. Mr. Picarelli explained that they are not equitable owners until after this plan is approved. Mr. Hartzell suggested that maybe a letter signed by both parties would be sufficient to address ownership issue. This will have to be approved by the township solicitor.

The plan was tabled for tonight with no action being taken.

***Rebecca G. Zepp & Martha J. Zepp*** – Preliminary/Final Subdivision Plan (360 Zepp Road) – **Must act by 06/04/19.**

Mr. Vranich explained that this plan depicts subdivision of the 182.848 acre parent tract into two lots, with the dividing line being US 15. Mr. Sharrah has shown by a digital copy of the plan that he is able to address the concerns of this plan.

**The Straban Township Planning Commission recommended conditional approval based on the review letter of Wm. F. Hill & Assoc., Inc. dated March 8, 2019 to be satisfied as follows:**

1. ZO 140-10 – As this lot is already effectively subdivided by US-15, future development of Lot 1 or Lot 2 will require compliance with the applicable Zoning and Subdivision and Land Development Ordinance requirements at that time, including provisions for public sewer and water. This must be noted on the Plan.

2. SALDO 117-20.A – All Sewage Facilities Planning approval must be obtained prior to Final Plan approval. It is noted that on-lot septic testing has been performed on Lot 2 however, as discussed above, this zoning district will require public sewer for future development.

3. SALDO 117-27.B(21) – This section establishes the requirements for showing roadways rights-of-way. The following must be addressed:

- a) It must be clarified whether Clark Road has any right-of-way associated with it that will impact this property, whether public or private.
- b) The extent of the Sandoe Road public right-of-way and roadway improvements must be clarified on the plan to ensure Lot 2 has suitable access. In the event that the Sandoe Road roadway or right-of-way does not extend to Lot 2, the roadway will need to be improved to the edge of the property.

4. SALDO 117-27.B(24)- Building setback lines must be depicted on both lots in accordance with the MU-1 requirements (Lot 1 – Single Family, Lot 2 - non-residential).

5. SALDO 117-27.B(29)- The owners' notarized signatures must be provided on the Plans.

6. SALDO 117-30.B(2) – Additional right-of-way must be provided along Zepp Road to provide a right-of-way width of 25 feet from the centerline.

7. SALDO 117-30.F – It must be noted on the Plan that any future development of Lot 2 will require the construction of a cul-de-sac or other acceptable means for access and turnaround at the end of

Sandoe Road, unless other agreements are made with the Township with respect to Township maintenance and turnaround.

8. SALDO 117-35.D – It must be noted on the Plan that a drainage easement is provide for the full width of the FEMA floodplain located within Lot 1.

9. SALDO 117-42 and 117-43 – These sections establish the requirements for public sewer and public water. Future development of these lots will require public sewer and water.

10. SALDO 117-38.D – All property corners shall be bonded items or field verified prior to Supervisors' signatures being added to the Plans.

11. The comments of the Adams County Office of Planning and Development shall be considered prior to Plan approval.

12. The property address must be provided on Sheet 1.

**Mr. Mauser moved, seconded by Mr. Hartzell. Motion carried unanimously with Alan Zepp recusing himself.**

***Edward K. Smith*** – Final Subdivision Plan (394 Coleman Road) – **Must act by 06/07/19.**

Mr. Vranich explained that this plan depicts subdivision of the 120.80 acre parent tract into two lots, one 10.00 acre parcel containing the existing house and the remaining 110.80 acre residual agricultural lot. Ken Scott, Beyond All Boundaries, provided a revised plan this evening that would address the comments of the Wm. F. Hill & Assoc. letter dated March 13, 2019. Mr. Vranich indicated that the township Sewage Enforcement Officer, Dean Shultz, issued a letter dated February 22, 2019 informing the township that the use of the existing building as a residence or any use that requires sewer disposal should not be permitted unless an approved on-lot sewage system is constructed. Mr. Scott was told that this is not currently being used as a residence. Mr. Vranich and Mr. Clapsaddle would like to look at the existing building so they are comfortable with it. The Planning Commission accepted the recommendation of staff. This plan was tabled until staff has a chance to visit the property.

**Appearances:**

None.

**Old/New Business**

Mr. Clapsaddle prepared a Memorandum to the Commission concerning Airbnb/Short Term Rentals. He reviewed this with the Commission. See memorandum attached to these Minutes.

**Adjournment**

**Mr. Zepp moved, seconded by Mr. Hartzell to adjourn the meeting at 8:30 p.m. Motion carried unanimously.**

**NEXT MEETING:** SUPERVISORS: April 1, 2019  
PLANNING COMMISSION: April 24, 2019

Respectfully Submitted,

Robin K. Crushong, Office Manager