

***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: Mark Magrecki, PennTerra; Robert Sharrah, Sharrah Design Group; Brandon Guiher, KPI Technologies; Gil Picarelli, KPI Technologies; Dave Lazas, ATAPCO.

**Public Comment/Agenda Items:**

None.

**Minutes:**

Mr. Hartzell requested two minor changes to the March 27, 2019 Minutes. **Mr. Hartzell moved, seconded by Mr. Mauser to approve the March 27, 2019 minutes as revised. 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 a revised plan was submitted dated April 4, 2019. After some discussion, it was decided to go through the waiver/modification requests first as outlined in Wm. F. Hill & Assoc., Inc. letter dated April 11, 2019 as follows:

3. a. SALDO 117-20 – Mr. Magrecki informed the Commission that there are no current plans for the development of the rear lot. There is significant wetlands between the proposed developed lot and the rear lot (20 acres +/-). It is unlikely that this lot will be more than farmland. The concept plan protects the future. The infrastructure needs to be able to handle future development of that lot. **Mr. Hartzell moved, seconded by Ms. Hamm to recommend approval of the waiver to SALDO 117-20.G, which establishes the requirement for submission of a concept plan for the remaining portion of the property, with the understanding that the remaining portion of the property has no current intended use, and any future development plan or use could not rely upon any infrastructure included in this current Preliminary Land Development Plan before the Board, unless such**

**infrastructure is excess to the current Land Development Plan's needs. Motion carried unanimously.**

3. b. SALDO 117-32.B(6) – This section establishes that no access drives shall be located within 5 feet of a property line. Mr. Vranich indicated that the proposed access drive is a shared access point. **Ms. Hamm moved, seconded by Mr. Hartzell to recommend approval of the waiver to SALDO 117-32.B(6). Motion carried unanimously.**

3. c. SALDO 117-60.D(1)(c) – This section establishes that minor deciduous trees must be provided in terminal landscape islands. The applicant requested not to install the trees in the areas of the subsurface stormwater beds and in some of the terminal islands due to sidewalk conflicts. They are not removing trees, just putting them elsewhere on the property. **Mr. Hartzell moved, seconded by Mr. Mauser to recommend approval of the waiver to SALDO 117-60.D(1)(c). Motion carried unanimously.**

3. d. SALDO 117-60.D(1)(e) – This section establishes that a five foot (5') landscaped divider strip must be provided between abutting rows of parking. The applicant requests to combine several small strips into larger strips. The sidewalk and landscape together would be about 15'-20'. **Ms. Hamm moved, seconded by Mr. Mauser to recommend approval of the waiver to SALDO 117-60.D(1)(e). Motion carried unanimously.**

3. e. SALDO 117-60.D(1)(f) – This section establishes that minor deciduous trees must be planted within the divider strip at twenty foot intervals. The applicant requests to allow the placement of shrubs in the divider strip over subsurface stormwater beds. The shrubs would be located over the subsurface stormwater beds and the trees will be on both sides of the sidewalks. **Ms. Hamm moved, seconded by Mr. Hartzell to recommend approval of the waiver to SALDO 117-60.D(1)(f). Motion carried unanimously.**

3. f. SALDO 117-60.D(2)(c) – This section establishes that minor deciduous trees must be planted within the perimeter landscape strip at twenty foot intervals. The applicant requests to allow the use of major deciduous trees instead of minor trees. The larger trees would surround the parking instead of smaller trees. **Mr. Zepp moved, seconded by Mr. Mauser to recommend approval of the waiver to SALDO 117-60.D(2)(c). Motion carried unanimously.**

**The Straban Township Planning Commission recommended conditional approval based on the review letter of Wm. F. Hill & Assoc., Inc. dated April 11, 2019 to be satisfied as follows:**

1. ZO 140-19.L(3) – Evidence must be provided that the shopping center will have unified management. We acknowledge that a draft Declaration of Easements and Restrictions was submitted, however a more finalized document must be provided for confirmation by the Zoning Officer and Solicitor and prior to Final plan approval a signed copy must be provided.

2. All appropriate signatures of the Plans must be provided prior to preliminary and subsequent final plan approval, including the following:

a. SALDO 117-19.B(14) – The seal and signature of all professionals involved with the Plan

b. SALDO 117-19.B(18) – Owner / Developer's Acknowledgement and signature from the Martin property landowner.

c. SWM 109-25.A.21 – Signature of the stormwater management acknowledgement by the landowner.

4. SALDO 117-20.B, 117-46, SWM 109-14.E – Submission of an NPDES Permit / Erosion and Sedimentation Control Plan and approval by the Adams County Conservation District is required.

5. SALDO 117-30, 117-32.B (4), and 117-39 – Highway Occupancy Permit approval from PennDOT must be obtained for the proposed modification to the signal and intersection of Smith Road with York Road as well as the proposed entrance point. The following are comments that should be incorporated into both plan sets, in addition to any comments from the Straban Township Traffic Engineer:

a. There appears to be spot elevation discrepancies between the LD Plans and the HOP plans with respect to the NW Corner York Road curb ramp. The HOP plans appear to show spot elevations that will create drainage issues in this area.

b. As part of the HOP review process and prior to the Township signing off on becoming a co-applicant, the maintenance responsibilities associated with this application must be clarified. This includes maintenance of the following:

- i. Roadway markings on Smith Road and Route 30 associated with this development.
- ii. Updated roadway markings on Gateway Boulevard.
- iii. Traffic signal maintenance responsibilities.
- iv. Storm sewer maintenance responsibilities within York Road and Smith Road.

7. The following minor items must be addressed within the PCSM Report and Plan Drawings:

- a. The volume for UGB 2 within the routings does not reflect the minor change in bed size. It is not anticipated this will have an adverse effect on the routings.
- b. The orifice elevation for UGB-5 on the profile on Sheet 10.3 must be revised to 576.00.
- c. The summary chart within the narrative should only reflect a volume removal of 72,720 c.f. for POI 4 (storage volume of UGB-5 should not be included).

8. 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.

Mr. Clapsaddle brought up the issue of the dilapidated house on the property. It was requested that the applicant prepare a letter to be issued to the Board of Supervisors for their meeting on Monday, May 6, 2019 outlining when the demolition and clean-up of this property would take place.

The Commission asked when the applicant would be bringing the final plan in. Mr. Magrecki stated that they would like to get it cleaned up a bite by securing the NPDES Permit and the HOP Permit so it may be a few months.

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

***Freedom Valley Worship Center – Freedom House – Preliminary/Final Land Development Plan (3140 York Road) – Must act by 07/15/19.***

Mr. Sharrah informed the Commission that work is still being done on the sewer and water issue.

**Mark Gettysburg Associates, L.P. – Preliminary Subdivision/Land Development Plan (York Road and Hanover Road) – Must act by 09/15/19**

Mr. Sharrah indicated that a meeting is scheduled for May 2<sup>nd</sup> to discuss the location of the sewer and water. They are still working with DEP and getting the NPDES Permit. The traffic study has been approved. They are still working on the HOP from PennDOT.

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

He has until May 9, 2019 to file a revised plan.

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

Mr. Vranich informed the Commission that his office received a digital copy of the plan which addressed some of the comments in the Wm. F. Hill & Assoc., Inc. letter dated April 17, 2019. With respect to that, Items #1,3,4,10,11,12 are unofficially satisfied; Items #2,9 are informational comments only; and Items #5,6,7,8,13 still need to be addressed.

**The Straban Township Planning Commission recommended conditional approval based on the review letter of Wm. F. Hill & Assoc., Inc. dated April 17, 2019 to be satisfied as follows:**

1. ZO 140-42.J & SALDO 117-41.C – The proposed sidewalk along the right-in-right-out entrance off of Shealer Road appears to go through an existing light pole. Either that light should be relocated or the sidewalk shifted around the pole.

2. ZO 140-53 – Any and all signage must be submitted for review and approval by the Township Zoning Officer. Signage approval is not part of the Land Development Plan and therefore the location of the monument sign must be removed from the Plan.

3. SALDO 117-20.B, 117-46, SWM 109-14.E – Submission of an NPDES Permit / Erosion and Sedimentation Control Plan and approval by the Adams County Conservation District is required.

4. SALDO 117-20.K, 117-27.B (32), and 117-52 – These sections establish that a Traffic Impact Study must be submitted to the Township Traffic Engineer and approved prior to Plan approval. It is noted that a determination request has been submitted to the Straban Township Traffic Engineer. *Correspondence came back today from McMahan & Assoc. that an update of the trip generation for the modified land uses from the proposed bank with drive-thru to a proposed 2,000 s.f. fast casual restaurant and 3,304 s.f. retail are now proposed. It is anticipated that the proposed improvements should adequately accommodate the overall site traffic with the currently proposed revisions.*

5. SALDO 117-26.D – A financial security estimate must be provided, approved, and bonded prior to Final Plan approval. Financial security should be provided for any and all improvements required by the Straban Township Ordinance. An estimate has been provided for review.

6. SALDO 117-27.B(3&8) – The Engineer’s and Surveyor’s seals and signatures must be provided on the Plans.

7. SALDO 117-27.B(29) – The Owner’s signature, including the stormwater management acknowledgement, shall be added to the Final Plans prior to signature by the Supervisors. In the event that Gettysburg Crossings, L.P. cannot provide documentation that they are an equitable owner of the Klunk property, the Klunk property owner must sign the Plan.

8. 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. All details related to the sewer connection must be in accordance with, and approved by, Gettysburg Municipal Authority, including the location of all sewer/water rights-of-way. *Mr. Vranich spoke to Mr. Guise at Gettysburg Municipal Authority and they are comfortable with what sewer capacity they have for this project.*

9. This project will be subject to impact fees for transportation capital improvements.

10. Sheet C-4 depicts the installation of a retaining wall on the north side of the property however the landscaping plan does not depict the wall.

11. SWM 109-18 – It appears that the discharge rates for the 1 year storm event in Drainage Area 1 exceed the pre-development rates. With the additional capacity of the as-built contours, please evaluate whether an orifice plate can be installed on the outlet structure to reduce the 12” orifice to a smaller orifice to manage the 1 year event.

12. SWM j109-23.A.1 – This section establishes the criteria for storm sewer system design. There are minor discrepancies between the plans and report that should be corrected (pipe length, slope, invert elevations, and top of grate elevations).

13. 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. This agreement must be appropriately modified and approved by the Township Solicitor to reflect the maintenance responsibilities for each lot owner and/or the property maintenance company.

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

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

Mr. Clapsaddle informed the Commission that he went out to the property and verified that the accessory building is a secondary unit. There is no SEO approval. The owner does not have plans to occupy the unit. It would need to have a sewer system approved prior to Land Use Permits. Instead of doing an agreement, it was recommended to include a note on the plan that states:

*Prior to occupying the accessory structure as a secondary dwelling unit, the property owner shall acquire all necessary permits and demonstrate conformance to Chapter 140-23D (3) of the Straban Township Zoning Ordinance, which states: "the secondary dwelling unit's utility systems may be physically connected to or totally separate from the sewage disposal and water supply and all other utilities of the principal dwelling. All water and sewer systems planned for the new unit shall be reviewed by the Township Sewage Enforcement Officer and inspected in accordance with DEP requirements." This may require alteration of the existing sewage disposal area or construction of a new sewage disposal area.*

The Commission raised some concern that if he or a future owner chooses to have the unit occupied, he would not have to go through the process. Mr. Clapsaddle believes this language would ensure that he would go through the process. Mr. Clapsaddle will check with the Solicitor to make sure he is correct on this.

The matter was tabled at this time.

**Appearances:**

None.

**Old/New Business**

Mr. Sharrah from Sharrah Design Group, Inc. reviewed the Final Subdivision Plat Amblebrook Section A – Phase I with the Commission. This plan was conditionally approved back in 2006. There remains to be two (2) conditions remaining to be met which is posting the financial security and reviewing the homeowner's association documents. The developer's agreement allowed the developer to come in with some minor changes. The minor changes include: the name of the development changed to Amblebrook; 99 attached units changed to duplex units with no change in the unit count; lot line adjustments; and a blanket easement for sewer in the streets. The Commission would like to see a letter issued from Wm. F. Hill & Assoc. office indicating that they concur that these changes are minimal. Mr. Vranich did not see a problem with this request. This plan will only need to be signed, no review process. Mr. Vranich will do a comparison of plan with old ordinance and developer's agreement then do a letter concurring the changes.

The plan for the amenities lot will come before the Commission for consideration. This plan will come under the old ordinance.

Work is underway at the property on the entrances since the HOP permit expires in November 2019.

**Adjournment**

**Mr. Zepp moved, seconded by Mr. Hartzell to adjourn the meeting at 8:55 p.m. Motion carried unanimously.**

**NEXT MEETING:** SUPERVISORS: May 6, 2019  
PLANNING COMMISSION: May 22, 2019

Respectfully Submitted,

Robin K. Crushong, Office Manager