

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

Others in attendance: Ronald Garis, Beyond All Boundaries; Jack Powell; Pete Martin and Steve Rice.

**Public Comment/Agenda Items:**

None.

**Minutes:**

**Ms. Hamm moved, seconded by Mr. Mauser to approve the April 24, 2019 minutes as presented. Motion carried unanimously.**

**Land Use Reviews (Preliminary/Final Plans):**

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

Nothing new.

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

Nothing new.

***Snyder Property – Preliminary/Final Land Development Plan (20 Low Dutch Road) – Must act by 06/26/19.***

Mr. Powell informed the Commission that the applicant wishes to withdraw the plan. He has realized that his plans do not fit on this piece of property. He is looking at another piece of property in the township at this time. Mr. Clapsaddle reminded Mr. Powell that there are still open code enforcement violations that need to be taken care of immediately. Mr. Powell will need to sit down with Mr. Clapsaddle to get a plan together to bring the 20 Low Dutch Road property into compliance. **Ms. Hamm moved, seconded by Mr. Mauser to accept the withdrawal of the Preliminary/Final Land Development Plan for the Snyder Property located at 20 Low Dutch Road if a letter of withdrawal is received prior to the Board of Supervisors meeting on June 3, 2019 and if a letter is not received by the Board of Supervisors meeting the plan is recommended for denial. Motion carried unanimously.**

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

Mr. Vranich pointed out the secondary dwelling unit note that was added to the plan on each sheet of the plan which states as follows:

*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, subsections (1)-(6), of the Zoning Ordinance. This includes Chapter 140-23.D(3), 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 was satisfied with the secondary dwelling unit note. There is a Request for Planning Waiver & Non-Building Declaration to be acted on by the Commission. **Ms. Hamm moved, seconded by Mr. Mauser to recommend approval of the Request for Planning Waiver & Non-Building Declaration for Lot 2. Motion carried unanimously.**

Mr. Vranich reviewed with the Commission the comments listed in the Wm. F. Hill & Assoc., Inc. letter dated April 24, 2019 that are still to be satisfied. Items #3, 4 and 5 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 24, 2019 to be satisfied as follows:**

3. SALDO 117-20.A – All Sewage Facilities Planning approval must be obtained prior to Final Plan approval. Based on correspondence with the Township Sewage Enforcement Officer, it appears a non-building waiver will be appropriate for Lot 2.

4. SALDO 117-27.B(29) – The Owner’s 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.

**Ms. Hamm moved, seconded by Mr. Mauser. Motion carried unanimously.**

**Stonehedge Realty** – Final Land Development Plan (ACEDC lot #17 Phase I) – **Must act by 08/20/19**

Mr. Vranich reminded the Commission that Stonehedge Realty had been in front of the Commission with the Preliminary Plan and is now back with the Final Land Development Plan. The proposed plan depicts the development of the property located at 1755 Proline Place, also known as Lot #17 within the ACEDC Commerce Park. This phase of the Final Plan depicts the construction of the 6,312 square feet professional office building. Also included in this plan is the construction of all related infrastructure, including access drives, parking area, stormwater management facilities, and related appurtenances. Mr. Martin wanted to review comment No. 6 with Mr. Vranich. SALDO 117-41.C – The sidewalk proposed along Proline Place on the west side of the western driveway entrance must be installed at this time. This is the sidewalk that connects across to the Pella sidewalk ramps. After discussion, Mr. Martin was

satisfied with the understanding of the comment. Mr. Vranich wanted to review comment No. 13 so that the applicant understood the options offered. As quoted in the view letter: *“It is unclear based on the Plan what stormwater improvements will be constructed as part of Phase I. While a sediment trap is depicted, it is assumed that all stormwater management facilities depicted within the Preliminary Plan will be constructed prior to final release of the Phase I financial security. As such, financial security will be held for all stormwater facilities until fully completed. Alternatively, the Final Plan can be revised to depict only the stormwater facilities needed for Phase I compliance and those items secured through financial security. In order to proceed in this manner, updated stormwater calculations must be provided demonstrating compliance within Phase I and the Final Plan must be revised to depict the Phase I stormwater management facilities.”*

Prior to resubmission of a plan, the applicant will make a decision on which option he prefers. The applicant will get together with Mr. Clapsaddle to review the signage and Land Use/Building Permit process.

***Smith’s Septic Disposal Facility*** – Final Land Development Plan (660 Beaver Run Road) – **Must act by 08/20/19**

A letter was received from GHI Engineers and Surveyors dated May 22, 2019 requesting that the plan be tabled for tonight’s discussion.

**Appearances:**

None.

**Old/New Business**

**Adjournment**

**Ms. Hamm moved, seconded by Mr. Zepp to adjourn the meeting at 7:38 p.m. Motion carried unanimously.**

**NEXT MEETING:** SUPERVISORS: June 3, 2019  
PLANNING COMMISSION: June 26, 2019

Respectfully Submitted,

Robin K. Crushong, Office Manager