

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; Zoning Enforcement Officer David Clapsaddle; Solicitor Sam Wisner and Township Engineer Bill Hill.

Others in attendance were: Lawrence & Sandra Martin; Bob Spangler; James McSherry; Gerald Black; Susan Munoz; Tom Eyer, Heidlersburg Fire Company; Alan Zepp; Skip Strayer; Peter Martin; Donna Herfel; Theresa Herfel-Groft; and Andrea Grabenstein, *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 September 3, 2019; Planning Commission meeting on August 28, 2019; Recreation Board meeting on September 16, 2019. There were no other meetings.

Public Comment:

None.

Minutes:

Mr. Kammerer moved, seconded by Ms. Hamm, to approve the July 1, 2019 meeting minutes as presented. Motion carried unanimously.

Approve Bills:

Mr. Kammerer moved, seconded by Ms. Hamm, to approve the July 18, 2019 and July 31, 2019 bills for payment. Motion carried unanimously.

Reports:

William Hill, Township Engineer – He submitted a report on Amblebrook Development through July 31, 2019.

David Clapsaddle, Zoning Enforcement Officer – Reports on activity in June and July 2019. There were 24 Land Use Permits issued; 12 Sign Permits issued; and 48 Vendor Permits issued. There are currently three (3) Zoning Hearings to be scheduled for Gettysburg

Municipal Authority (GMA), Gettysburg Trading Post and the PA State Police. He is working on several ordinance revisions.

Correspondence:

Ms. Crushong announced the following:

- Adams County Council of Government meeting Minutes dated June 27, 2019
- Minutes of the Gettysburg Municipal Authority Board of Directors meeting held on June 17, 2019
- Minutes of the White Run Regional Municipal Authority Board meeting held on June 19, 2019
- Adams Regional EMS, Inc. report for June and July 2019
- Letter from Pennsylvania Public Utility Commission granting PA Department of Transportation (PennDOT) an extension of time to June 30, 2020 to complete the replacement of the existing bridge where State Route 2006 (Coleman Road) crosses the track of CSX Transportation, Inc.
- Letter from James Edward McSherry requesting the Board pass a noise ordinance

Appearance:

Susan Munoz – 1020 Hunterstown Hampton Road

Ms. Munoz addressed some concerns she has with the proposed 700 acre solar facility in Straban Township. Her and her husband moved here 6 years ago and wanted to live in a rural setting. A solar facility will decrease property values and homeowners will fight to have their assessments lowered. She provided the Board members with a picture of a solar facility that Community Energy Solar built at Elizabethtown College. The pictures show solar glint and glare. The panels rotate to follow the sun. Glint and glare will be unavoidable. This is not in accordance with the Straban Township Zoning. Section 140-7A3 under the Intent of Rural Residential Districts states: "Conserve natural features such as agricultural lands, woodlands, and scenic views and vistas." Our farmers will be negatively affected. There will be less land available to support agricultural uses and, basic supply and demand, costs to lease land will sky rocket.

Community Energy Solar signed a contract with the city of Philadelphia in December of 2018 for a 700 acre solar facility here in Straban Township. Philadelphia is getting all the power that is generated, they are fighting for their residents to get the jobs that area created, and they don't have the eyesore of solar panels.

Not only are the solar panels unsightly, and pose a glint and glare concern, there are a litany of other questions that need to be addressed. I would like to just briefly touch on a few:

Will there be a barrier or screening?

How does this affect wildlife?

The panels are made from very toxic materials.

Will there be soil and water testing on a regular basis?

If one of the panels suffers damage and there is a leak, how will this affect the water run-off? In the event of a fire, will the fire department need special training and who will pay for that training?

What happens if the company goes bankrupt? How will the site be decommissioned?

How will the weeds growing around and under the panels be maintained? Will toxic chemicals be allowed as a control measure?

In closing, she requested three things from the Board:

1. A moratorium be placed on solar facilities in Straban Township. A study needs to be done on all impacted properties within the proposed areas and, more importantly, zoning laws need to be readdressed.
2. Full disclosure from the Board moving forward. The residents have a right to know that their concerns are being heard and are being properly addressed.
3. If there is any member of the Board of Supervisors or the Planning Board who themselves, or a family member, is monetarily benefitting from the proposed solar facility, they need to recuse themselves from all discussion related to this matter. It is a clear conflict of interest.

Old/New Business:

1. **Twin Oaks Project** – Mr. Sanders indicated that they are almost finished with the project. **Ms. Hamm moved, seconded by Mr. Kammerer to authorize Payment Request No. 4 to G. B. Groft, Inc. in the amount of \$15,208.37. Motion carried unanimously.**

2. **Ordinance Revisions** – Ms. Hamm moved, seconded by Mr. Kammerer to **authorize the ordinance revisions be forwarded to the Adams County Office of Planning and Development and the Straban Township Planning Commission for review and comment. Motion carried unanimously.**

3. **Financial Security Reduction Request for Sheetz Store #326 Re-Build** – Wm. F. Hill and Assoc., Inc. recommended, by letter dated August 5, 2019, that the Township consider a conditional reduction in the amount of \$621,611.11 for the Sheetz Store #326 Re-Build project. The current bond reduction total (\$621,611.11) adjusts the originally required financial security for this project from \$629,644.85 to \$8,033.74. The condition of the reduction is that the landowner must provide a signed copy of the Request for Release or Reduction of Financial Security form. **Ms. Hamm moved, seconded by Mr. Kammerer to table this matter until the signed copy of the Request for Release or Reduction of Financial Security form is received. Motion carried unanimously.**

Based on the site inspection by Wm. F. Hill & Assoc., Inc. on August 1, 2019, the landscaping portion of the Sheetz Store #326 Re-Build project is completed as per the Final Plan dated April 27, 2015. Wm. F. Hill & Assoc., Inc. recommended, by letter dated August 5, 2019, the total financial security of \$7,074.00 be released conditioned upon the landowner must provide a signed copy of the Request for Release or Reduction of Financial Security form. **Ms. Hamm moved, seconded by Mr. Sanders to table this matter until the signed copy of the**

Request for Release or Reduction of Financial Security form is received. Motion carried unanimously.

4. Financial Security Reduction Request for CVS Pharmacy – Wm. F. Hill and Assoc., Inc. recommended, by letter dated August 5, 2019, that the Township consider a reduction in the amount of \$150,592.75 for the CVS Pharmacy project. The current bond reduction total (\$150,592.75) adjusts the originally required financial security for this project from \$166,872.75 to \$16,280.00. **Ms. Hamm moved, seconded by Mr. Sanders to authorize the reduction in the amount of \$150,592.75 to adjust the originally required financial security for this project from \$166,872.75 to \$16,260.00. Motion carried unanimously.**

5. Financial Security Reduction Request for Lincoln Commons – Wm. F. Hill and Assoc., Inc. recommended, by letter dated August 5, 2019, that the Township consider a reduction in the amount of \$1,182,707.00 for the Lincoln Commons project. The current bond reduction total (\$1,182,707.00) adjusts the originally required financial security for this project from \$1,261,157.00 to \$78,450.00. **Mr. Kammerer moved, seconded by Ms. Hamm to authorize the reduction in the amount of \$1,182,707.00 to adjust the originally required financial security for this project from \$1,261,157.00 to \$78,450.00. Motion carried unanimously.**

6. Purchase of Vehicle for Recreation Park Use – Mr. Sanders moved, seconded by Ms. Hamm to authorize the purchase of a 1995, F150 truck from New Oxford Municipal Authority (NOMA) for Recreation Park use to be paid by Recreation Funds. **Motion carried unanimously.**

7. Dirt, Gravel and Low Volume Road Maintenance Grant Application – Mr. Sanders stated that last year a grant application was filed for Keller Road but the township fell short of getting funding. This will be a reapply from last year. The only change would be a concrete pipe culvert instead of a metal pipe culvert. **Mr. Sanders moved, seconded by Ms. Hamm to retroactively authorize the signing of the Dirt, Gravel and Low Volume Road Maintenance Grant Application for Keller Road. This application was due on August 1, 2019. Motion carried unanimously.**

Land Use Reviews:

Stonehedge – ACEDC Lot #17 – Phase I – Final Land Development Plan (1755 Proline Place) - Must act by 08/20/19.

Ms. Hamm stated that the Planning Commission recommended approval of the time extension requested by PJ Martin Engineering in a letter dated July 25, 2019 through to October 10, 2019.

Ms. Hamm moved, seconded by Mr. Kammerer to approve the time extension request to October 10, 2019. Motion carried unanimously.

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

Ms. Hamm stated that the Planning Commission recommended approval of the time extension if received by the Board of Supervisors meeting date.

Ms. Hamm moved, seconded by Mr. Kammerer to approve the time extension request from Group Hanover, Inc. dated August 5, 2019 for a sixty (60) day extension to October 10, 2019. Motion carried unanimously.

Amos Conley Farms (solar panels) – Final Subdivision Plan (Old Harrisburg Road/Flickinger Road) - Must act by 10/15/19

Mr. Hill indicated that there is a request for a Planning Waiver and Non-Building Declaration which to his knowledge has not been signed by Dean Shultz, Township SEO as of this date.

Ms. Hamm moved, seconded by Mr. Kammerer to approve the Request for Planning Waiver & Non-Building Declaration once approved and signed by Dean Shultz, Township SEO. Motion carried unanimously.

Mr. Hill indicated that from Erik Vranich (Wm. F. Hill & Assoc.) letter dated July 17, 2019 comment #1 (Sewage Facilities Planning); and #6 (Property Corner's Marked) are the only outstanding comments.

Ms. Hamm moved, seconded by Mr. Kammerer to conditionally approve the plan based on the review letter of Wm. F. Hill & Assoc., Inc. dated July 17, 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 however future development of Lot 2 may require additional sewage planning at that time.

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

Motion carried unanimously.

Public Comment:

Bob Spangler – Questioned where the funds came from to purchase the truck for the Recreation Park. Mr. Sanders indicated the funds came from the Recreation Fund.

Tom Eyer, Heidlersburg Fire Company – Requested that the residents be vigilant in their surroundings. Announced that the Heidlersburg Fire Company annual carnival is next week August 15, 16 and 17.

Questions from the Press:

Amos Conley plan. This was a subdivision with a non-building waiver on the lot that was created.

Item #3 – Sheetz financial security was tabled and not approved until the township form is signed and returned to the township.

Adjournment:

With no further business to come before the Board, Ms. Hamm moved, seconded by Mr. Kammerer to adjourn the meeting at 7:39 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 Tuesday, September 3, 2019 at 7:00 p.m.