

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; Secretary Pat Kimble; Member Sharon Hamm; Member John Hartzell; Zoning Enforcement Officer David Clapsaddle; and Township Engineer Erik Vranich.

Others in attendance: John Eckert; Dusan Bratic; Pam Redding; Crissy Redding; Bob Sharrah, Sharrah Design Group, Inc.; Peter Martin; Susan Munoz; Joe Green; Skip Strayer; Michael DeShong; Terri DeShong; Donna Herfel; Karen Rabine; Bob Rabine; Debra Ruppert; and Dusan Bratic.

Public Comment/Agenda Items:

None.

Minutes:

Mr. Hartzell moved, seconded by Mr. Mauser to approve the September 25, 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 12/06/19.

No action.

Mark Gettysburg Associates, L.P. – Preliminary Subdivision/Land Development Plan (York Road and Hanover Road) – Must act by 03/15/20

No action.

Smith’s Septic Disposal Facility – Final Land Development Plan (660 Beaver Run Road) – Must act by 11/12/19

Ms. Hamm moved, seconded by Mr. Hartzell to recommend an extension of time as long as a formal letter is received prior to the Board of Supervisors meeting on Monday, November 4, 2019. Motion carried unanimously.

Foursquare Swift Run – Parking Lot Expansion – Preliminary/Final Subdivision and Land Development Plan (225 New Chester Road) – **Must act by 01/16/20**

This is a preliminary/final subdivision and land development plan for a parking lot expansion project. The plan depicts a 34,480 square foot expansion of the parking area, access drives, and landscaping. The parking lot will be constructed out of porous pavement. These are two lots, Lot 5 and Lot 4, which are being consolidated so there will be no property line and no Lot 4. The church is planning to do this project in three phases in the next five (5) years, however, the township is looking at this plan as a whole, not in phases, and the applicant will post bond on the entire plan.

Adams Solar, LLC – Preliminary/Final Land Development Plan – Solar Electric Facility – **Must act by 01/21/20**

Last month Joe Green from Community Solar was an appearance and introduced the project to the Commission. Plans for this project have been submitted, however, Adams County Office of Planning and Development have not submitted comments as of this evening. The plan depicts the development of 16 parcels with solar electric facilities, including solar panels and related electrical components, access drives, and related facilities. They are working through the stormwater comments. This does fall within the scope of the ordinance but needs adjustments made. Also, there are sidewalks required, however, the applicant will be issuing a formal request for waiver. The plan does not depict the easement so we are requesting them be shown on the plan. The applicant needs to reach out to the traffic engineer to see if a traffic study/traffic impact fees will apply. The recreation fees will not apply to this development. There was no further discussion.

Appearances:

None.

Old/New Business

1. **Ordinance amendments** – Ms. Hamm requested that Mr. Clapsaddle prepare a memorandum outlining all the proposed revisions outlined in the draft ordinances.

Ms. Hamm also suggested that the Planning Commission and Board of Supervisors conduct a workshop wherein they can discuss a nuisance ordinance within the sunshine laws. Ms. Crushong will work on scheduling this.

Mr. Hartzell asked where we were on the Redding text amendment request. It was tabled in August not to exceed three (3) months to allow time for township staff to contact solar facilities to request concept plans and to meet with the Commission. It will be back on the agenda in November. Mr. Vranich stated that the County in its comments *strongly recommended that any request for map or text amendments to expand the areas where Solar Electric Facilities are allowed be tabled until the Township is provided with a clearer picture of the full extent of this use so the Township can identify the entire area of the*

project and consider and potentially approve any necessary zoning ordinance amendments as one compete set rather than in a piecemeal, individual manner. Mr. Hartzell stated that the Commission needs to decide what makes the most sense for the township.

Mr. Mauser asked Mr. Clapsaddle if he did contact any other township that have dealt with solar facilities. Mr. Clapsaddle contacted (2) in Virginia and has information that he can discuss with the Commission next month.

Adjournment

Mr. Mauser moved, seconded by Ms. Hamm to adjourn the meeting at 7:34 p.m. Motion carried unanimously.

NEXT MEETING: SUPERVISORS: November 4, 2019
PLANNING COMMISSION: November 20, 2019

Respectfully Submitted,

Robin K. Crushong, Office Manager