

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 Vice-Chair Fred Kammerer presiding. Others in attendance were: Supervisor Sharon Hamm; Office Manager/Secretary-Treasurer Robin Crushong; Zoning Enforcement Officer David Clapsaddle; Solicitor Sam Wisner and Township Engineer Erik Vranich. Chair Tony Sanders was absent.

Others in attendance were: Lawrence & Sandra Martin; Tim Black; Bob Spangler; Tim Spangler; Bobbi Bican; John Aldridge; Charlie Courtney; Donna Herfel; Joe Herfel; Erica Snider-Rutters; Paul Smith; John Toster; Gerald Black; Martin Munoz; Susan Munoz; Skip Strayer; Peter Martin; Joe Green; Bob Sharrah, Sharrah Design Group, Inc.; Tom Eyler; Rick Klein; and Andrea Grabenstein, *Gettysburg Times*.

Board Vice-Chair Fred Kammerer led everyone with the Pledge to the Flag.

- Mr. Kammerer informed the residents present of the next scheduled meetings: Board of Supervisors meeting on November 4, 2019; Planning Commission meeting on October 23, 2019; Recreation Board meeting on November 18, 2019. There was a workshop on September 30, 2019 with Amblebrook Development.

Public Comment:

None.

Minutes:

Ms. Hamm moved, seconded by Mr. Kammerer, to approve the September 3, 2019 meeting minutes as presented. Motion carried unanimously.

Approve Bills:

Ms. Hamm moved, seconded by Mr. Kammerer, to approve the September 12, 2019 and September 30, 2019 bills for payment. Motion carried unanimously.

Reports:

Mr. Clapsaddle indicated that he is working on the back log of stormwater management inspections on residential and commercial properties.

Correspondence:

Ms. Crushong announced the following:

- United Hook & Ladder Reports for June, July, August and September 2019
- Adams Regional EMS, Inc. report for August 2019
- Minutes of the Gettysburg Municipal Authority Board of Directors meeting held on August 19, 2019. These Minutes indicate discussion on Amblebrook Development/Straban Twp./York Water Tariff Request and Mark Gettysburg Development Utility Location Update.
- Minutes of the White Run Regional Municipal Authority Board meeting held on August 21, 2019

Appearance:

Susan Munoz – 1020 Hunterstown-Hampton Road

Ms. Munoz again addressed concerns she has with the proposed 700 acre solar facility in Straban Township. She handed out a red binder with various articles concerning solar panels. She directed the Board's attention to the article entitled "A Clean Energy's Dirty Little Secret" concerning discarding solar panels. This is something that the Board of Supervisors can discuss during the decommissioning discussions with Adams Solar, LLC.

Martin Munoz – 1020 Hunterstown-Hampton Road

Mr. Munoz and his wife own 3-acres in Straban Township. With his mailbox being on the opposite side of the road from his house, the solar project proposed is about 50 feet from his mailbox. He indicated that there were four (4) myths:

1. An Article in the Gettysburg Times on September 28, 2019 indicated that Adams County benefits. Not true.
2. Mr. Kammerer was correct that the power all goes into the grid, however, it increases supply to Philadelphia not Adams County.
3. An Article in the Gettysburg Times on September 25, 2019 indicated 80 mg watts to power 20,000 homes. Not in Adams County.
4. In 2010 we were told that they were bringing benefit of energy to our township. This is not a benefit coming to our township, but Philadelphia.

Bobbi Bican – Transportation Director at New Oxford SD and Erica Rutters, Parent – Property at 2315 Hunterstown-Hampton Road – Ms. Bican and Mrs. Rutters requested the Board of Supervisors consider requesting PennDOT to authorize an engineering study to install a "School Bus Ahead" sign and a "Hidden Driveway" sign for traffic traveling east. Traffic travels at a high rate of speed and there have been near misses at this bus stop. The homeowners are afraid that an accident is going to occur. This is one way to help avoid that.

Unfortunately, people speed on that road. The driveway was put in long before PennDOT was issuing permits for driveways and checking the site distances.

Old/New Business:

- 1. Twin Oaks Project** – Mr. Vranich indicated that there is mainly landscaping that needs to be finished up yet. This request is for \$35,055.00 and we will still be holding \$28,945.92. **Ms. Hamm moved, seconded by Mr. Kammerer to authorize Payment Request No. 6 to G. B. Groft, Inc. in the amount of \$35,055.00 for the sewer project. Motion carried unanimously.**
- 2. Acceptance of Resignation of Recreation Board Member** – An email dated September 16, 2019 was received from Greg Hofe indicating his resignation from the Recreation Advisory Board because his schedule does not allow him the time to attend/focus on these meetings. **Mr. Kammerer moved, seconded by Ms. Hamm to accept the resignation of Greg Hofe as a member to the Recreation Board. Motion carried unanimously.**
- 3. Ordinance Adoption** – **Ms. Hamm moved, seconded by Mr. Kammerer to adopt Ordinance No. 2019-01 outlining amendments to Chapter 140 (Zoning) and Ordinance No. 2019-02 to include a chapter for Openings and Excavation of public rights-of-ways of the Code of Ordinances. Motion carried unanimously.**
- 4. Signage on Hunterstown-Hampton Road** – **Ms. Hamm moved, seconded by Mr. Kammerer to approve requesting PennDOT to approve a "Bus Stop Ahead" and "Hidden Driveway" signs to be posted on Hunterstown-Hampton Road conditioned upon if PennDOT requires a traffic study be performed that this matter come back before the Board of Supervisors for consideration. Motion carried unanimously.**
- 5. Budget Workshop** – **Ms. Hamm moved, seconded by Mr. Kammerer to authorize the advertisement of the Budget Workshop for Thursday, October 17, 2019 at 6:00 p.m. Motion carried unanimously.**
- 6. Public Hearing Ordinance to become a member of PLIGIT** – **Ms. Hamm moved, seconded by Mr. Kammerer to authorize the advertisement for a public hearing on November 4, 2019 at 6:45 p.m. for the adoption of an Ordinance to become a member of the Pennsylvania Local Government Investment Trust (PLIGIT) for the purpose of pooling funds for investment purposes. Motion carried unanimously.**
- 7. Financial Security Release Request for Lincoln Commons, CVS** – Wm. F. Hill and Assoc., Inc. recommended, by letter dated October 4, 2019, that the Township consider a full release in the amount of \$16,280.00 for the CVS project. The landowner has provided the signed copy of the Request for Release or Reduction of Financial Security form. **Mr.**

Kammerer moved, seconded by Ms. Hamm to approve the full release in the amount of \$16,280.00 for the Lincoln Commons, CVS project. Motion carried unanimously.

Land Use Reviews:

TKC CCXXX (Gettysburg Shopping Center) – Preliminary Land Development Plan (1530 York Road) - Must act by 11/15/19

The Board asked how the progress with the demolition of the house and barn on this parcel was coming. Mr. Clapsaddle indicated that a demolition permit was issued from our office and was not sure if Land and Sea Services issued its demolition permit. Mr. Clapsaddle will follow up on this.

Ms. Hamm moved, seconded by Mr. Kammerer to table this matter until next month. Motion carried unanimously.

Smiths Disposal Facility – Final Land Development Plan (660 Beaver Run Road) - Must act by 10/10/19

Ms. Hamm stated that the Planning Commission recommended approval of the time extension requested through to November 12, 2019 if the request was received by the Board of Supervisors meeting. A request was received.

Ms. Hamm moved, seconded by Mr. Kammerer to approve the time extension request to November 12, 2019. Motion carried unanimously.

Amenity Area – Lot H-1 and H-7 – Preliminary/Final Land Development Plan (Shriver's Corner Road) - Must act by 10/10/19.

Ms. Hamm stated that the Planning Commission recommended conditional approval. Mr. Vranich indicated that all the conditions from the Planning Commission are still outstanding. There are waivers to be reaffirmed.

Ms. Hamm moved, seconded by Mr. Kammerer to approve the waiver to SALDO 117-43.C1.j which states that storm sewers shall be either reinforced concrete, corrugated aluminum, or corrugated steel pipe. Motion carried unanimously.

Ms. Hamm moved, seconded by Mr. Kammerer to approve the waiver to SALDO 117-43.C.3.b.1.a which states that release rates from storms up to 10 years in

recurrence frequency shall be limited to the pre-development flow rate from a 2 year storm event. Motion carried unanimously.

Ms. Hamm moved, seconded by Mr. Kammerer to approve the waiver to SALDO 117-43.C.3.b.1.b which states the release rates from storms up to 100 years in recurrence frequency shall be limited to the pre-development flow rate from a 10 year storm event. Motion carried unanimously.

Ms. Hamm moved, seconded by Mr. Kammerer to approve the waiver to SALDO 117-31.A which states that parking cannot be located between the building and the adjacent road right-of-way. There are several areas where parking is proposed between the building and the right-of-way. Motion carried unanimously.

Ms. Hamm moved, seconded by Mr. Kammerer to conditionally approve the plan based on the review letter of Wm. F. Hill & Assoc., Inc. dated September 18, 2019 to be satisfied as follows and conditioned upon the Plan of Action being signed by Amblebrook Development:

2. a) SALDO 117-27.B(28) – Owner/Developer’s Acknowledgement
b) SALDO 117-57.C(3)(b) - The seal and signature of the Registered Landscape Architect

3. SALDO 117-21.C(2) & 117-44 – Approval of the revised NPDES Permit must be obtained prior to Final Plan approval.

4. SALDO 117-26.D – A financial security estimate must be provided, approved, and bonded prior to Final Plan approval. A financial security estimate has been provide and our office is working with the designer to finalize the required security amount.

7. SALDO 117-43.F – An updated Straban Township maintenance and Monitoring Agreement, or appropriate amendment, must be executed and recorded that reflects the changes to the stormwater management features within the Amenity Areas.

Motion carried unanimously.

Public Comment:

Paul Smith – 70 Flickinger Road - Asked why the properties at 1530 York Road (owned by TKC CCXXX, LLC) and 2024 York Road (owned by Larry Miller) don't have to keep their properties mowed. The Board indicated that the property at 1530 York Road has been issued a demolition permit for the house and barn on the property and should be cleaning that up shortly. Mr. Miller has been contacted and notice of violations have been sent. The Township is still working on getting him in compliance.

Tom Eyer, Heidlersburg Fire Department – reminded the residents that even though it has rained a little the ground is still very dry. Be very careful when you burn. It is unlawful to burn anything that is manmade.

Questions from the Press:

None.

Adjournment:

With no further business to come before the Board, Mr. Kammerer moved, seconded by Ms. Hamm to adjourn the meeting at 7:54 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 Monday, November 4, 2019 at 7:00 p.m.