

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 John Hartzell; Zoning Enforcement Officer David Clapsaddle; and Township Engineer Erik Vranich. Member Sharon Hamm was not present.

Others in attendance: Pam Redding; Donna Herfel; Susan Munoz; Dusan Bratic; Crissy Redding; Bob Sharrah, Sharrah Design Group, Inc.; Joe Green, Adams Solar LLC; Skip Strayer; Tom Tuffey; Karen Rabine; Bob Rabine; Kim Guise; Brian Redding; Vincent Wayne, Buchart Horn; Tony Sanders; and Mark Egloff.

Public Comment/Agenda Items:

Skip Stayer - 1090 Hoffman Road, Gettysburg, PA 17325 – Mr. Strayer handed out to the Commission a copy of an article in the Lancaster Farming paper from Saturday, November 9, 2019 under the Ag Science News entitled “Solar and Wind Energy Preserve Groundwater for Drought, Agriculture” indicating that there are benefits of solar and wind systems. He also stated that he knows Community/Adams Solar, LLC and they are true to their word. They have addressed all of the Adams County comments and he asked that the Commission recommend approval of the project.

Brian Redding – owns property in the township – Mr. Redding has family members that are participating in the solar project. He has done extensive research and found that this is the best situation for his family. Community/Adams Solar do what they say they are going to do.

Chairman Zepp announced that since there is a lot of interest in the Adams Solar LLC project that is on the agenda this evening, he will be moving the GMA – Heritage Land Elevated Water Storage Tank Preliminary/Final Land Development Plan to number 5 and Adams Solar, LLC Preliminary/Final Land Development Plan to number 6 under the Land Use Reviews.

Minutes:

Mr. Hartzell moved, seconded by Ms. Kimble to approve the October 23, 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.

Mr. Zepp moved, seconded by Ms. Kimble to recommend an extension of time as long as a formal letter is received prior to the Board of Supervisors meeting on Monday, December 2, 2019. Motion carried unanimously.

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 12/12/19

Mr. Vranich informed the Commission that an agreement between Smith's and the township is being worked on concerning comments on the road improvements.

Mr. Mauser 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, December 2, 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

No action.

GMA – Heritage Land Elevated Water Storage Tank - Preliminary/Final Land Development Plan – (155 Natural Springs Road) – Must act by 02/18/20

Mr. Vranich informed the Commission that the plan in front of them this evening depicts the replacement of the existing elevated water storage tank on the property with a new elevated water storage tank that is approximately 116 feet in height. A variance was requested and granted from the Straban Township Zoning Hearing Board with a decision being issued dated October 11, 2019.

Mr. Wayne from Buchart Horn indicated that they would probably be asking for two (2) waivers and he wanted to get the Commission's thoughts on them. The first one would be #12 of Wm. F. Hill & Assoc. comment letter dated November 6, 2019 wherein SALDO 117-27.B.34 requires a landscaping plan. Landscaping must be provided for this site in accordance with Sections 117-58 through 117-62. Landscaping requirements for this site will be based on the road frontage and the building/tank coverage. Mr. Hartzell and Mr. Mauser seemed to be open to discussion. Mr. Zepp requested that Mr. Vranich look to see if there could be a middle ground to this requirement. The second waiver request would be #17 and #18 of Wm. F. Hill & Assoc. letter dated November 6, 2019 wherein SALDO 117-40.A requires for curbing and SALDO 117-41.C requires sidewalks for non-residential uses. A note could be put on the plan indicating that curbing and sidewalks could be deferred until such time as the township notifies

GMA that the curbing and sidewalks must be installed. Mr. Wayne will resubmit for next month with a cleaner plan.

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

Mr. Zepp recused himself from this project because he has a signed lease with Adams Solar LLC. He abstained from participating in this portion of the discussion and turned the meeting over to Vice Chair George Mauser.

Mr. Mauser asked Mr. Vranich to give a summary of where this project is in relation to the Wm. F. Hill & Assoc. letter dated November 18, 2019. Mr. Mauser requested that it be noted if the comment was an “outside” comment; “in-house” item or “SWM” comment. Mr. Vranich indicated that numbers 26-35 are all of the SWM comments and these are generally all addressed “unofficially” by digital review. Mr. Vranich and Mr. Clapsaddle had a conference call earlier this morning with Joe Green and Bob Sharrah to address the comments unofficially. Mr. Sharrah has about 90% addressed with 10% field work to be done. Mr. Hartzell stated that it is usual practice of the Commission that with this many comments it would wait until next month. Mr. Mauser asked if Mr. Vranich and Mr. Green could run through each comment quickly. Mr. Green would like to have conditional approval this evening. He explained that there is Federal Investment tax credit issue that if he did not get a conditional approval for some level of comfort for his investors, it could cost \$4 Million Dollars. He noted that this plan is not skimping on anything. They have addressed everything in the Adams County Office of Planning and Development letter and the township letter. They are complying with the ordinance fully. The only waiver requested was on sidewalks because it just does not make sense. There was no requests for variances. They need to get their NPDES Permit yet. Mr. Mauser stated that this is a complex plan and Adams Solar LLC has done its due diligence and now the Commission will need to do their due diligence to its residents.

Mr. Vranich ran through each item as outlined in the Wm. F. Hill & Assoc. letter dated November 18, 2019 as follows:

1. ZO 140-21.D – requested a more detailed summary demonstrating compliance with all criteria within this section. Mr. Green stated that this was complete and addressed all comments in detail.
2. ZO 140-21.D(9) – Decommissioning Agreement – this is being worked on (outside item)
3. ZO 140-21.D(10)(d) & 104-53 – signage plan – provided
4. SALDO 117-20.A – Sewage Facilities Planning approval – outside agency
5. SALDO 117-20.B, 117-46, SWM 109-14.E – NPDES Permit – outside agency
6. SALDO 117-20.K, 117-27.B(32), 117-52 – Traffic Impact Study – in-house item. Nothing official has been received, however probably not required. Must contact Jodie Evans, McMahan and Assoc. to get letter.
7. SALDO 117-26.D – Financial Security – in-house item

8. SALDO 117-27.B(8) – surveyor’s accuracy statement signed – no issue
9. SALDO 11727.B(21) – easement for underground utility lines
 - a. recording information – labeled on plan
 - b. easement label – corrected
 - c. dashed line – corrected
 - d. easement on Conley property – corrected
 - e. crossing of utility line under US-15 – outside agency
 - f. utility crossing under township roadways – bore – this has been taken care of
10. SALDO 117-27.B(27) – rights-of-way or easements width labeled. These have been labeled. There are existing easement that have no width on the recorded documents so they are not labeled.
11. SALDO 117-27.B(29) – appropriate documentation that Adams Solar is authorized to sign Plan on behalf of all landowners. – lease agreements to be provided
12. SALDO 117-29.F – PA DEP and/or USACOE approval on proposed wetland/stream impacts – outside agency
13. SALDO 117-32.B
 - a. PennDOT HOP approval – outside agency
 - b. detailed plan for each driveway entrance onto township roadways confirming sight distance – will be filing separate Road Occupancy Permits/Driveway Permits
14. SALDO 117-41.C – requirements for sidewalks on non-residential developments – requesting a **WAIVER** of this item.- will need a separate action on this. The Commission members are not opposed to this request. A note on the plan will be required.
15. SALDO 117-60.C – landscaping plan
 - a. trees on Strayer property – corrected
 - b. landscaping on Strayer property along Sibert Road – corrected
16. Subdivision Plan sheets:
 - a. Future Development note – cleaned up
 - b. Location of wells and septic areas – two will be required
 - c. Schumm Trust
 - i. Flag Lot – no other reasonable method – Commission is comfortable with this
 - ii. Front setback – corrected
 - iii. Access point depicted and sight distances confirmed – corrected
 - iv. Access through an existing wetland area – OK
 - d. Egloff Subdivision – Sibert Road – Land ties – no issue
 - e. Egloff Subdivision – Coleman Road –
 - i. Total tract boundary of the Egloff property to which the Egloff-Coleman Lot 2 will be added to must be provided – corrected
 - ii. Notation added to plan describing that Lot 2 will be lot addition to the neighboring property and cannot be otherwise sold or conveyed separately. – need to see this on the plan

17. Additional details with respect to the transformer/switch gear pad sites as well as the turnaround/parking areas – the maximum dimensions of pads are 50’x100’, could be less. This will be known by mid-December and information provided
 18. Impact Fees for transportation capital improvements – in-house item
 19. Overall gross acreage (all properties) and lease acreage (of the solar array areas) listed on cover sheet – done (123 acres of panels)
 20. Revision dates must all match – corrected
 21. All sheets listed on sheet LD1, including E&S, Grading and Drainage Area sheets and confirm LD plans and PCSM plans will be recorded – corrected
 22. Additional conditions of approval – in-house items
 - a. Written acknowledgement from the public utility company
 - b. Glare disclosure
 - c. Solar Electrical Facility contact information
 - d. Contingency Plan of emergency procedures
 - e. Repair and removal of damaged panels within 60 days
 23. Conley Property – Substation Site
 - a. ZO 140-33 & 140-42.J – Location of lighting or details on the type of lighting within non-residential developments – will be provided
 - b. Curve C2 is not labeled on the Plan – corrected
 - c. Additional detail or clarification on structures, lighting, fencing, and what the surfacing material will be – general details will be provided
 24. R. Kammerer Property – transformer/switch gear site proposed – not needed
 25. SWM 109-32.A – Stormwater Management Practices, Facilities, and Systems Maintenance and Monitoring Agreement – in-house item
- Unofficially numbers 26 to 35 SWM comments are all done.
26. SWM 109-25.A.16 – Soil Amendment detail
 27. Grading Plans
 28. D. Redding & Schumm Properties – SWM 1 of 15
 29. D. Redding Property – SWM 3 of 15
 30. McKLlondon Property – SWM 5 of 15
 31. Conley Farm – SWM 6 of 15
 32. Zepp Family Property – SWM 10 of 15
 33. A. Zepp Property – SWM 11 of 15
 34. Strayer Property – SWM 12 of 15
 35. Hanmer Property – SWM 13 of 15

Mr. Vranich stated that the outside agency and in-house items will not change the plans. The items that would be needed to be complete by Monday, November 25, 2019 at 10:00 a.m. so that he has enough time prior to the Board of Supervisors meeting on Monday, December 2, 2019 to confirm that these conditions have been met are the conditions listed in Wm. F. Hill & Assoc. letter dated November 18, 2019 as No. 1, 9a., 9b., 9c., 9d., 9f., 10, 13b., 15a., 15b., 16a., 16b., 16c.iii., 16d., 16e.i., 16e.ii., 17, 19, 20, 21, 23a., 23b., 23c., 26, 27, 28, 29, 30, 31a.i., 31a.ii., 31b., 31c., 31d., 31e., 32a., 32b., 33, 34 and 35.

Action upon requested **WAIVER**:

Ms. Kimble moves, second by Mr. Hartzell to recommend approval of waiver 14 depicted in the Wm. F. Hill letter dated November 18, 2019 for the Adams Solar LLC Preliminary/Final Land Development Plan. The language to be put on the plan shall indicate the township could require the sidewalks to be put in at a later date. Motion carried with Mr. Zepp recusing himself.

Action on Land Development Plan:

Mr. Hartzell moved, seconded by Ms. Kimble to recommend conditional approval of the Adams Solar LLC Preliminary/Final Land Development Plan based on the review letter of Wm. F. Hill and Associates, Inc. dated November 18, 2019 with the following numbered comments to be satisfied as follows:

No. 1, 9a., 9b., 9c., 9d., 9f., 10, 13b., 15a., 15b., 16a., 16b., 16c.iii., 16d., 16e.i., 16e.ii., 17, 19, 20, 21, 23a., 23b., 23c., 26, 27, 28, 29, 30, 31a.i., 31a.ii., 31b., 31c., 31d., 31e., 32a., 32b., 33, 34 and 35.

A new revised plan addressing the above numbers shall be submitted to Wm. F. Hill & Associates office and the township office by Monday, November 25, 2019 at 10:00 a.m. to verify that these conditions have been met. If these conditions have been met, Mr. Vranich will issue a new letter outlining for the Board of Supervisors the remaining outside agency and in-house items to be made conditions by the Board of Supervisors to be completed prior to signature of the Board of Supervisors on the final plan. Motion carried with Mr. Zepp recusing himself.

At this point the meeting was turned back over to Chair Zepp.

Appearances:

None.

Old/New Business

Proposed Map/Text Amendment – Kimberly K. Guise & Pamela D. Redding - This request was tabled at the Planning Commission meeting on August 28, 2019 to allow time for township staff to contact solar facilities to request concept plans and to allow time to see the full extent and impact of where such a use would be located.

Mr. Clapsaddle had prepared a memorandum outlining the three (3) options available to the Planning Commission for a recommendation to the Board of Supervisors. The options are: to do nothing; to do a

text amendment; or to do a map amendment. Both the Adams County Office of Planning and Development and the township staff encourages the map amendment. Mr. Mauser stated that the map amendment would be most desirable other than doing nothing. Mr. Redding stated that he would prefer the text amendment but would be satisfied with the map amendment. Mr. Vranich pointed out that since there is consideration to do a map amendment the township could look into adding other surrounding properties to make the boundary of R-1 and MU-2 more contiguous. **Mr. Hartzell moved, seconded by Mr. Mauser to recommend proceeding with the procedure to amend the township zoning map to include the applicant and as many contiguous properties as appropriate to ensure it is not problematic (i.e. not creating a problem concerning spot or inconsistent zoning). Motion carried unanimously.**

Adjournment

Mr. Hartzell moved, seconded by Mr. Mauser to adjourn the meeting at 9:15 p.m. Motion carried unanimously.

NEXT MEETING: SUPERVISORS: December 2, 2019
PLANNING COMMISSION: December 18, 2019

Respectfully Submitted,

Robin K. Crushong, Office Manager