

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 Sanders presiding. Others in attendance were: Vice-Chair Fred Kammerer; Supervisor Alan Zepp; Office Manager/Secretary-Treasurer Robin Crushong; and Township Engineer William Hill. Solicitor Samuel Wiser, Jr. was not present.

Others in attendance were: Lawrence & Sandra Martin; Aaron J. Spangler; Bob Spangler; Paul Smith; Gerald Black; Susan Munoz; Skip Strayer; Joe Green; Paul Gross, Burt Coulter, Jesse Coulter; and Andrea Graberstein, *Gettysburg Times*.

Board Chair Tony 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 February 3, 2020; Planning Commission meeting on January 22, 2020; Recreation Board meeting on January 21, 2020.

Public Comment:

None.

Mr. Sanders announced that there is another item to be added to the Agenda for this evening.

A letter of interest was received from Chad Waddell to be considered for the position on the Planning Commission Board left vacant from Alan Zepp being elected as Board of Supervisor. **Mr. Sanders moved, seconded by Mr. Zepp to appoint Chad Waddell as a Planning Commission Board member with a term to expire on December 31, 2021.**

Minutes:

Mr. Kammerer moved, seconded by Mr. Zepp, to approve the December 2, 2019 meeting minutes as presented. Motion carried unanimously.

Mr. Kammerer moved, seconded by Mr. Zepp, to approve the December 11, 2019 special meeting minutes as presented. Motion carried unanimously.

Approve Bills:

Mr. Kammerer moved, seconded by Mr. Zepp, to approve the December 12, 2019 and December 31, 2019 bills for payment. Motion carried unanimously.

Reports:

None.

Correspondence:

Ms. Crushong announced the following:

- Minutes of the Gettysburg Municipal Authority Board of Directors meeting held on November 18, 2019.
- Minutes of the White Run Regional Municipal Authority Board meeting held on November 20, 2019
- Heidlersburg Area Civic Assoc Fire Company 2018 Form 990 Federal Return for a Tax-Exempt Organization

Appearance:

None.

Old/New Business:

- 1. PSATS PA Municipalities Pension Trust Disclosure – Mr. Kammerer moved, seconded by Mr. Zepp to adopt the Disclosure Statement for 2019 as presented. Motion carried unanimously.**
- 2. Resolution No. 2020-03 – Appoint CPA to perform 2019 Audit - Mr. Kammerer moved, seconded by Mr. Zepp to adopt Resolution No. 2020-03 appointing Smith Elliott Kearns & Company, LLC to perform the 2019 Audit. Motion carried unanimously.**
- 3. 2020 Meeting Dates – Mr. Sanders moved, seconded by Mr. Kammerer to authorize the advertisement of the 2020 Meeting and Workshop dates for 2020 as presented. Motion carried unanimously.**
- 4. Partial Release of Financial Security – Amblebrook – Mr. Hill indicated that his office verified that the bonded items for the Amblebrook Final Plan – Section A project were built according to the approved Plans and that based on these inspections, his office recommends the township consider a reduction in the amount of \$6,132,127.56 for the Amblebrook final Plan – Section A project. Mr. Kammerer moved, seconded by Mr. Zepp to authorize a reduction in the amount of \$6,132,127.56 for the Amblebrook Final Plan – Section A project. The current bond reduction total (\$6,132,127.56) adjusts the originally**

required financial security for this project from \$19,453,528.53 to \$13,321,400.97. Motion carried unanimously.

5. Human Resource Policy – Mr. Zepp moved, seconded by Mr. Kammerer to adopt the revised Human Resource Policy as presented. Motion carried unanimously.

6. Resolution No. 2020-04 - Emergency Operations Plan – Mr. Zepp moved, seconded by Mr. Kammerer to adopt Resolution No. 2020-04 the Emergency Operations Plan update for 2020. Motion carried unanimously.

7. Phasing Schedule – Amblebrook / Greater Gettysburg Investment Group – Pursuant to Section 2.C of the Development Agreement dated April 3, 2005, as amended. The Phasing Schedule remains the same as last acknowledged by the Township. Mr. Kammerer moved, seconded by Mr. Zepp to accept the phasing schedule as follows:

First – Section "A"	Under construction
Second – Section "C"	October 4, 2023
Third – Section "D"	October 4, 2028
Fourth – Section "E"	October 4, 2033
Fifth – Section "B"	October 4, 2038

Motion carried unanimously.

8. Chart of Accounts – Mr. Kammerer moved, seconded by Mr. Zepp to approve the use of different Chart of Account numbers since moving the Payroll over to the General Fund Company and at the request of Auditors moving salaries to better fit the DCED Reporting. Motion carried unanimously.

Land Use Reviews:

TKC CCXXX (Gettysburg Shopping Center) – Preliminary Land Development Plan (1530 York Road) - Must act by 01/16/20

Mr. Hill reported that there were wavier/modification requests to act upon first as outlined in Wm. F. Hill & Assoc., Inc. letter dated October 1, 2019 as follows:

3. a. SALDO 117-20G – There are no current plans for the development of the rear lot. There is significant wetlands between the proposed developed lot and the rear lot (20 acres +/-). It is unlikely that this lot will be more than farmland. The concept plan protects the future. The infrastructure needs to be able to handle future development of that lot. Mr. Kammerer moved, seconded by Mr. Zepp to approve the waiver to SALDO 117-20.G, which establishes the requirement for submission of a concept plan for the remaining portion of the property, with the understanding that the remaining portion of the

property has no current intended use, and any future development plan or use could not rely upon any infrastructure included in this current Preliminary Land Development Plan before the Board, unless such infrastructure is excess to the current Land Development Plan's needs. Motion carried unanimously.

3. b. SALDO 117-32.B(6) – This section establishes that no access drives shall be located within 5 feet of a property line. The proposed access drive is a shared access point. **Mr. Zepp moved, seconded by Mr. Kammerer to approve the waiver to SALDO 117-32.B(6). Motion carried unanimously.**

3. c. SALDO 117-60.D(1)(c) – This section establishes that minor deciduous trees must be provided in terminal landscape islands. The applicant requested a modification to not install the trees in the areas of the subsurface stormwater beds and in some of the terminal islands due to sidewalk conflicts. They are not removing trees, just putting them elsewhere on the property. **Mr. Zepp moved, seconded by Mr. Kammerer to approve the modification to SALDO 117-60.D(1)(c). Motion carried unanimously.**

3. d. SALDO 117-60.D(1)(e) – This section establishes that a five foot (5') landscaped divider strip must be provided between abutting rows of parking. The applicant requests a modification to combine several small strips into larger strips. The sidewalk and landscape together would be about 15'-20'. **Mr. Zepp moved, seconded by Mr. Kammerer to approve the modification to SALDO 117-60.D(1)(e). Motion carried unanimously.**

3. e. SALDO 117-60.D(1)(f) – This section establishes that minor deciduous trees must be planted within the divider strip at twenty foot intervals. The applicant requests to allow the placement of shrubs in the divider strip over subsurface stormwater beds. The shrubs would be located over the subsurface stormwater beds and the trees will be on both sides of the sidewalks. **Mr. Zepp moved, seconded by Mr. Kammerer to approve the modification to SALDO 117-60.D(1)(f). Motion carried unanimously.**

3. f. SALDO 117-60.D(2)(c) – This section establishes that minor deciduous trees must be planted within the perimeter landscape strip at twenty foot intervals. The applicant requests to allow the use of major deciduous trees instead of minor trees. The larger trees would surround the parking instead of smaller trees. **Mr. Zepp moved, seconded by Mr. Kammerer to approve the Modification to SALDO 117-60.D(2)(c). Motion carried unanimously.**

The Board of Supervisors conditional approval this plan based on the review letter of Wm. F. Hill & Assoc., Inc. dated October 1, 2019 to be satisfied as follows:

1. ZO 140-19.L(3) – Evidence must be provided that the shopping center will have unified management. We acknowledge that a draft Declaration of Easements and Restrictions was submitted, however a more finalized document must be provided for confirmation by the Zoning Officer and Solicitor and prior to Final plan approval a signed copy must be provided.

2. All appropriate signatures of the Plans must be provided prior to preliminary and subsequent final plan approval, including the following:

- a. SALDO 117-19.B(14) – The seal and signature of all professionals involved with the Plan
- b. SALDO 117-19.B(18) – Owner / Developer’s Acknowledgement and signature from the Martin property landowner.
- c. SWM 109-25.A.21 – Signature of the stormwater management acknowledgement by the landowner.

4. SALDO 117-30, 117-32.B(4) and 117-39 - Highway Occupancy Permit approval from PennDOT must be obtained for the proposed modification to the signal and intersection of Smith Road with York Road as well as the proposed entrance point.

As part of the HOP review process and prior to the Township signing off on becoming a co-applicant and the revised signal permit, the maintenance responsibilities associated with this application must be clarified and detailed within a developer’s agreement. This includes maintenance of the following:

- i. Roadway markings on Smith Road and Route 30 associated with this development.
- ii. Updated roadway markings on Gateway Boulevard.
- iii. Traffic signal maintenance responsibilities.
- iv. Storm sewer maintenance responsibilities within York Road and Smith Road.

6. SWM 109-32.A – The Straban Township Stormwater Management Practices, Facilities, and Systems Maintenance and Monitoring Agreement must be signed and recorded prior to plan approval.

Mr. Zepp moved, seconded by Mr. Kammerer. 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**

Mr. Sanders moved, seconded by Mr. Zepp to approve the time extension request to April 15, 2020. Motion carried unanimously.

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

Mr. Hill reported that there are two (2) wavier requests to act upon first as outlined in Wm. F. Hill & Assoc., Inc. letter dated December 11, 2019 as follows:

5. SALDO 117-40.A – This section establishes the requirements for curbing. **Mr. Zepp moved, seconded by Mr. Kammerer to approve the waiver to SALDO 117-40.A, which establishes the requirement for curbing. Motion carried unanimously.**

6. SALDO 117-41.C – This section establishes that sidewalks are required for non-residential uses. **Mr. Zepp moved, seconded by Mr. Kammerer to approve the waiver to SALDO 117-41.C. Motion carried unanimously.**

The Board of Supervisors conditional approval this plan based on the review letter of Wm. F. Hill & Assoc., Inc. dated December 11, 2019 to be satisfied as follows:

1. ZO 140-31.A(2)(a) – This section establishes the maximum height for water tanks. As a condition of the height variance approval, the indemnity agreement must be reviewed and approved by the Township Solicitor and executed by GMA and the Township before Plan approval.

2. SALDO 117-26.D-A financial security estimate must be provided, approved, and bonded prior to Final Plan approval for all improvements required by the Straban Township Ordinances.

3. SALDO 117-27.B(29)-The Owner’s signature must be provided on the Plans prior to Board signature.

4. SALDO 117-58–The tree caliper size for the major deciduous trees (Kentucky Coffeetree and White Oak must be revised to 2” caliper at time of planting.

Mr. Kammerer moved, seconded by Mr. Zepp. Motion carried unanimously.

Douglas and Sara Miller – 2 Lot Subdivision – Final Subdivision Plan (250 Stone Jug Road) – **Must act by 03/03/20**

Mr. Sanders moved, seconded by Mr. Zepp to conditionally approve this plan based on the review letter of Wm. F. Hill & Assoc., Inc. dated December 11, 2019 to be satisfied as follows:

1. SALDO 117-20.A – All Sewage Facilities Planning approval must be obtained prior to Final Plan approval.

Motion carried unanimously.

Public Comment:

Skip Strayer – Questioned the lights at the intersection of Granite Station Road and York Road being on/off at dark. Mr. Sanders stated that he is getting the township light person out to fix this light and the one at the ramp of Route 15/Route 30.

Bob Spangler – Questioned what the Emergency Operation Plan was. Mr. Sanders informed him that this is a plan the municipalities and County have in place in case of a disaster. It is reviewed every two years.

Paul Smith – Complained about the truck drivers going too fast on Flickinger Road on their way to the Amblebrook Development. School Buses travel that road and it becomes a very dangerous situation. Mr. Sanders stated that the township has made many requests to Amblebrook Development about the use of Flickinger Road.

Questions from the Press:

1. Planning Commission Member – Chad Waddell will replace Alan Zepp on the Planning Commission Board.
2. Human Resource Policy – brought the policy up to date on areas like internet, ethics, etc.
3. Zoning Officer – the township decided to sub this position out to a third-party agency.

Adjournment:

With no further business to come before the Board, Mr. Zepp moved, seconded by Mr. Kammerer to adjourn the meeting at 7:32 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, February 3, 2020 at 7:00 p.m.