

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; Member Sharon Hamm; Member John Hartzell; and Township Engineer Erik Vranich. Secretary Pat Kimble was not present.

Others in attendance: Bob Sharrah, Sharrah Design Group, Inc.; Joe Green, Adams Solar LLC; Skip Strayer; Vincent Wayne, Buchart Horn; Sandra and Lawrence Martin; Aaron J. Spangler; Bob Spangler; Chad Waddell; and Tim Spangler.

Public Comment/Agenda Items:

None.

Minutes:

Mr. Mauser moved, seconded by Ms. Hamm to approve the November 20, 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 03/06/20.

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.

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

Ms. Hamm moved, seconded by Mr. Mauser to recommend an extension of time as submitted by PJ Martin Engineering by letter dated December 17, 2019 requesting the extension 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. 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. This is a very clean plan and could be recommended for conditional approval.

Mr. Wayne from Buchart Horn indicated that there will be a useable capacity of about 90% and that this tank will hold 1.5 million gallons.

Action upon requested **WAIVERS**:

Ms. Hamm moved, second by Mr. Mauser to recommend approval of waiver from SALDO 117-40.A depicted as number 5 in the Wm. F. Hill letter dated December 11, 2019 for the GMA – Heritage Land Elevated Water Storage Tank Preliminary/Final Land Development Plan. Motion carried unanimously.

Ms. Hamm moved, second by Mr. Mauser to recommend approval of waiver from SALDO 117-41.C depicted as number 6 in the Wm. F. Hill letter dated December 11, 2019 for the GMA – Heritage Land Elevated Water Storage Tank Preliminary/Final Land Development Plan. A note will be added to the cover of the plan. The language is much more detailed than the original waiver language used in the past. Motion carried unanimously.

The Straban Township Planning Commission recommended conditional approval 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. Zepp moved, seconded by Mr. Mauser. Motion carried unanimously.

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

Mr. Vranich informed the Commission that the plan in front of them this evening proposes a subdivision of 15.901 acres from the Parent Lot 1. The remainder of the Parent Lot will be 37.854 acres.

Mr. Sharrah indicated that this is a subdivision for a lot for one of the Miller’s children to build a house on. A very small portion of this property is located in Butler Township. The Commission asked Mr. Sharrah if Butler Township has been informed about this subdivision. Mr. Sharrah indicated that he did not notify Butler Township since the subdivision was in Straban Township. The Commission asked that Mr. Sharrah notify Butler Township and before the plan is approved by Straban Township, the Commission would recommend receiving an acknowledgement from Butler Township. There is an existing driveway that will have a shared easement. The site distance is good. There will be a mailer Planning Module that will need to be acted upon by the Board of Supervisors. This Planning Module is in Dean Shultz, SEO office for review and signature.

The Straban Township Planning Commission recommended conditional approval 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.
2. SALDO 117-27(B)(21) & 117-32 – The following must be addressed with respect to the proposed shared driveway:
 - a. A Driveway easement will be required for access to the proposed dwelling on Lot 2. This easement must be reviewed by the Township Solicitor.
 - b. The sight distances for the existing access drive must be evaluated to ensure adequate sight distance exists. This must be verified because of the additional trips at this location.
3. SALDO 117-27(B)(29) – The owners’ notarized signatures must be added to the Plans.
4. SALDO 117-27.B(30) – The signature block for the Straban Township Supervisors must be revised to include a statement “All Conditions of Approval met this ___ day of _____, 20__.”
5. SALDO 117-38.D – All property corners shall be bonded items or field verified prior to Supervisors’ signatures being added to the Plans.
7. The building setback lines within and around Lot 2 are not labeled and appear to have different line types.
8. The tract lines in Lot 2 (Tract 1 and Tract 2) must be extinguished as part of this Plan.

Ms. Hamm moved, seconded by Mr. Mauser. Motion carried unanimously.

Appearances:

None.

Old/New Business

Proposed Map/Text Amendment – Kimberly K. Guise & Pamela D. Redding - This request was brought back before the Planning Commission at the direction of the Board of Supervisors to decide what properties would be included in this map amendment and who would prepare the map amendment.

The Commission discussed including all properties along Old Harrisburg Road and asked Sandy and Lawrence Martin if they would be interested in including their property. They indicated that they were not interested in changing their district from MU-2 to R-1. It was decided to take the proposed map and send to Ms. Guise and Ms. Redding and their attorney to make any changes they want and to make a formal application request. Advance notice to the landowners will be given through the public notice requirement of the process. **Mr. Mauser moved, seconded by Ms. Hamm to recommend forwarding the proposed map to applicant to make a formal application to the Board of Supervisors. Motion carried unanimously.**

Public Comment:

None.

Adjournment

Mr. Mauser moved, seconded by Mr. Hartzell to adjourn the meeting at 7:30 p.m. Motion carried unanimously.

NEXT MEETING: SUPERVISORS: January 6, 2020
PLANNING COMMISSION: January 22, 2020

Respectfully Submitted,

Robin K. Crushong, Office Manager