

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; Solicitor Samuel Wiser, Jr.; and Township Engineer Erik Vranich.

Others in attendance were: Lawrence & Sandra Martin; Paul Smith; Gerald Black; Skip Strayer; Tom Eyer; Robert Sharrah, Sharrah Design Group, Inc.; Peter Martin; Pam Redding; Mark Sandoe; 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 March 2, 2020; Planning Commission meeting on February 26, 2020; Recreation Board meeting on March 16, 2020. There was an executive session held on Monday, January 27, 2020 concerning real property.

### **Public Comment:**

None.

### **Minutes:**

Mr. Kammerer moved, seconded by Mr. Zepp, to approve the January 6, 2020 reorganizational meeting minutes as presented. Motion carried unanimously.

Mr. Kammerer moved, seconded by Mr. Zepp, to approve the January 6, 2020 meeting minutes as presented. Motion carried unanimously.

### **Approve Bills:**

Mr. Zepp moved, seconded by Mr. Kammerer, to approve the January 16, 2020 and January 31, 2020 bills for payment. Motion carried unanimously.

### **Reports:**

Solicitor Wiser – Informed the Board that FEMA is working on updating the flood plain maps.

### **Correspondence:**

Ms. Crushong announced the following:

- Minutes of the Gettysburg Municipal Authority Board of Directors meeting held on December 16, 2019.
- Minutes of the White Run Regional Municipal Authority Board meeting held on December 18, 2019
- United Hook & Ladder Reports for December 2019
- Gettysburg Fire Department report for 2019
- Heidlersburg Fire Department report for 2019

### **Appearance:**

Cecil and Patricia Sandoe – Request for Text Amendment – Mr. Sharrah presented the Board with his letter dated January 4, 2020 requesting a zoning text amendment to allow “mini- and self-service storage facilities” as “Permitted Uses” in the EC-1, MU-1 and MU-2 Districts, as well as continuing to allow them in the EC-2 District.

### **Old/New Business:**

**1. Zoning Map Amendment – Mr. Kammerer moved, seconded by Mr. Sanders to table the setting of a public hearing on this matter.** As was stated above, there is a potential for a text amendment that will need to go through a public hearing too. In the interest of cost efficiency, the hope is to have one public hearing for both matters. Ms. Redding was present and did not understand the motion. Mr. Wisner explained that the map amendment could not be ready for a March 2<sup>nd</sup> public hearing anyway, so the Board can act upon this matter at the March 2<sup>nd</sup> meeting. The hope is to set the public hearing for April 6<sup>th</sup>. This will give the text amendment request time to be sent to the Straban Township Planning Commission for review at its February 26<sup>th</sup> meeting and Adams County Office of Planning and Development. **Motion carried unanimously.**

**2. Zoning Text Amendment – Mr. Kammerer moved, seconded by Mr. Zepp to authorize this text amendment request to be forwarded to the Straban Township Planning Commission for review at its February 26<sup>th</sup> meeting and to the Adams County Office of Planning and Development for review. Motion carried unanimously.**

**3. Resolution 2020-05 – Mr. Zepp moved, seconded by Mr. Kammerer to adopt Resolution No. 2020-05 reinstating the Defined Benefit Pension Plan. Motion carried unanimously.**

**4. 2019 Annual Report of Recreation Park – Mr. Kammerer moved, seconded by Mr. Zepp to accept the 2019 Annual Report from the Straban Township Parks and Recreation Advisory Board. Motion carried unanimously.**

**5. Field Change for Amblebrook Amenity Area** – Mr. Vranich informed the Board of Supervisors that at the pre-construction meeting that Rusty Ryan calls before any construction starts, Mr. Vranich found out at that time that Amblebrook was proposing building footprints that are about 1,500 square feet larger for each building (Fitness Center and Clubhouse) than what was approved by the Township within the Final Land Development Plan for the Amenity Area. Based on the nature of the proposed revisions, it does appear that a field change would be appropriate. This field change should be conditioned upon approval that a final as-built plan must be recorded at the conclusion of the job. It should also be conditioned upon all necessary information and plans are to be submitted to the Township to the satisfaction of the Township (Engineer, Zoning Officer, Solicitor, etc.).

Mr. Sanders voiced his irritation of the shenanigans taking place with this project. He requested that this does not happen again.

Mr. Vranich also noted that there is financial security being held that will not be released until the final as-built plan is recorded. **Mr. Kammerer moved, seconded by Mr. Zepp to approve the field change for Amblebrook Amenity Area conditioned upon final plans are to be submitted to the Township Engineer to be reviewed and satisfactory by the Township Engineer, Zoning Officer and Solicitor; conditioned upon the owner signing off on the field change; and the final as-built plan must be recorded at the conclusion of the job. Motion carried unanimously.**

Mr. Vranich also wanted to note to the Board of Supervisors that the waste water treatment facility at Amblebrook having building changes that will need to go through a formal approval process thru the Planning Commission and the Board of Supervisors for review and approval. This will be similar to the Amenity Area Plan.

#### **Land Use Reviews:**

***None.***

#### **Public Comment:**

**Tom Eyster** – He requested that the fire departments be informed at the early stages of these developments so they can weigh in if they will be able to service these areas. The volunteers are getting fewer and fewer each year.

Mr. Sanders noted that the Amblebrook project began back in 2005 and he knows for sure that the fire companies were included in the early stage discussions.

**Skip Strayer** – He also remembers conversations with the fire companies on the Amblebrook Development back when it started.

**Questions from the Press:**

None.

**Adjournment:**

With no further business to come before the Board, Mr. Kammerer moved, seconded by Mr. Zepp 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, March 2, 2020 at 7:00 p.m.**