

STRABAN TOWNSHIP PLANNING COMMISSION

John Hartzell, George Mauser, Patt Kimble, Sharon Hamm, Chad Waddell

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 John Hartzell presiding. Others in attendance were: Vice-Chairman George Mauser; Secretary Patt Kimble; Member Sharon Hamm; and Member Chad Waddell. Township Engineer Erik Vranich was also present.

Others in attendance: Peter Martin for Swift Run Freedom Valley; Ken Scott, Beyond All Boundaries for Sieg/Herfel; Skip Strayer; John Snyder, Lobar Properties for State Police Barracks; Michael Cassidy, Gettysburg Battlefield Preservation Assoc.; Bob Sharrah, Sharrah Design Group for Mark Gettysburg Association; Donna Herfel; Susan Munoz; Daniel Herfel; Eric Sieg; Jay Purdy; Brian Redding; and Joe Green.

Public Comment/Agenda Items:

None.

Minutes:

Ms. Hamm moved, seconded by Ms. Kimble to approve the January 22, 2020 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.

The Commission questioned the lack of progress on this plan. The Commission wants to see some submittal to the township at the next extension request. **Ms. Hamm moved, second by Ms. Kimble to recommend approval of the request for time extension to 05/31/2020 with the understanding that a letter must be submitted outlining the progresses made prior to the next time extension request. Motion carried unanimously.** Letter of progress on the plans needs to be given or plans need to be resubmitted due to lack of movement. This plan was originally filed in 2017.

Mark Gettysburg Associates, L.P. – Preliminary Subdivision/Land Development Plan (York Road and Hanover Road) – Must act by 03/15/20

Ms. Kimble moved, seconded by Mr. Mauser to recommend approval of the request for time extension to 08/31/2020. Motion carried unanimously.

Foursquare Swift Run – Parking Lot Expansion – Preliminary/Final Subdivision and Land Development Plan (225 New Chester Road) – **Must act by 04/15/20**

Mr. Martin submitted a revised letter in response to Wm. F. Hill & Assoc. letter dated February 25, 2020. Mr. Martin is requesting two waivers. Mr. Vranich reviewed a few of the comments with the Commission as follows:

- 1.) 1. Lighting of parking lot – note on plan if property will be in use past dusk or not. This issue would be under Zoning Hearing Board not Planning Commission.
- 2.) 2. Mr. Martin agreed to give up spaces to meet the bump outs in the parking lot.
- 3.) 3. ADA parking space – concern that the appropriate size of the ADA space is correct.
- 4.) 4. All appropriate signatures of the Plan must be provided prior to final plan approval.
- 5.) 8. Mr. Martin is requesting a waiver for the curbing in parking area. Issues come from SWM. The Township Engineer does not have an issue with the waiver. A maintenance agreement will need to be entered into and also referenced on the plan.
- 6.) 9. Mr. Martin is requesting a waiver for sidewalks. The typical language is not currently on the plan, however, there is no problem with changing the language to be consistent with the Townships language.

Mr. Martin will come back next month with a revised plan.

Pennsylvania State Police Barracks – Preliminary/Final Land Development Plan (1750 Granite Station Road) – **Must act by 05/16/2020**

John Snyder presented the plan. The Preliminary/Final Land Development plan for the State Police Barracks was reviewed along with Wm. F. Hill’s letter dated February 19, 2020. The proposed Plan depicts the development of the property located at 1750 Granite Station Road to build a new State Police Barracks. In their plan, it is noted of the construction plans for the related infrastructure including; access drives, parking area, stormwater management facilities, and related appurtenances. The property is located within the EC-2 zoning district. This property will have public sewer and private water. The overall plan is to keep officers safe while still meeting all requirements from the ordinance. There will be five (5) waiver requests that basically all address landscaping and trees around the perimeter of the property. There was discussion about the Zoning Hearing Board’s meaning of a “solid fence”. The meaning of “solid fence” will need to be determined by the Zoning Hearing Board.

Eric S. Sieg (840 Hunterstown – Hampton Road) ***Joseph L. Herfel, Jr.*** (916 Hunterstown – Hampton Road) – Final Subdivision Plan – **Must act by 05/20/2020**

Ken Scott, Beyond Boundaries introduced the plan to the Commission. The subject property is located at 916 Hunterstown-Hampton Road. The submitted plan depicts the elimination of Lot 1 by splitting it and adding Lot 1A to Lot 2 and Lot 1B to Lot 5. A land swap is also being proposed that transfers Lot 5A to Lot 4. There are no new lots created within this plan. It is recommended that new deeds be provided for all involved properties that reflect the lot line changes. There was discussion about consideration be given to re-configure Lot 5A to a more square shape instead of a long rectangle. The landowner prefers this shape considering this is wooded area and used exclusively for hunting. Since this is not a buildable lot, the Commission are fine with the proposed shape.

Appearances:

Michael E. Cassidy, President, Gettysburg Battlefield Preservation Assoc. owner/operator of the historic Daniel Lady Farm on the Hanover Pike. He handed out to the Commission members a letter dated February 26, 2020 which is an extension of the letter sent to the Planning Commission on behalf of the GBPA on August 15, 2018 by then president Brendan Synnamon. Mr. Cassidy read the letter pointing out concerns about impact of the development plans for the historic Wolf Farm along Route 30 and the land between Route 116 and Route 30. He asked for the land use approval process to be sensitive to preserving the historic resources present on the properties where development is under consideration and carefully mitigate any adverse impact on the historic Daniel Lady Farm, the Gettysburg NMP, Gettysburg Battlefield Historic District, and the Route 116 scenic access to the historic Gettysburg town center.

Old/New Business

1. Request for Zoning Text Amendment – Cecil D. Sandoe & Patricia A. Sandoe.
Mini and Self-Storage Facilities are only permitted in EC-2 now. The Adams County Office of Planning and Development submitted a review letter dated February 18, 2020 which supports the addition of Mini- and Self-service Storage Facilities as a Permitted Use in the EC-1 district and the retention of Mini- and self-service Storage Facilities as a Permitted Use in the EC-2 District. Adams County Planning and Development felt that larger-scale commercial uses such as Mini- and Self-Service Storage Facilities are incompatible for the type of residential-oriented, mixed use development pattern, regardless of the intensity, in the MU-1 and MU-2.

Brian Redding commented he would like to see the Zoning Map Amendment and this Text Amendment to go through together, however, if the Commission is not interested in moving this text amendment along, he requested that at least the Zoning Map Amendment move forward. He mentioned that his storage is always at 100% capacity and is fine with that but would like to see his district included as a permitted use.

There was a concern made by the Commission about outdoor parking of RV's and campers. Campers were an issue with the Board of Supervisors some years ago. The language in the ordinance needs to be firmer and a better defined definition.

Public Comment:

- 1.) Jay Purdy- Commented on Mark Gettysburg stating that House of Representative Dan Moul supports the preservation of Camp Letterman Drive and the historical sites.
- 2.) Michael Cassidy – He wanted to make it clear that archeology is not the issue, but access of open space and site limits are the main concerns.
- 3.) Skip Strayer – commented on the State Police Barracks that protection is a concern for the officers working.
- 4.) Brian Redding – commented on the State Police Barracks that safety & security is an issue. The Barracks should get what they want, based on their safety.
- 5.) Sharon Hamm also commented on how fortunate Straban Township is to have the State Police stay in this township.

Adjournment

Mr. Mauser moved, seconded by Ms. Kimble to adjourn the meeting at 9:08 p.m. Motion carried unanimously.

NEXT MEETING: SUPERVISORS: March 2, 2020
PLANNING COMMISSION: March 25, 2020

Respectfully Submitted,

Briana A. Crushong, Assistant Secretary