

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; Township Engineer Erik Vranich; and Solicitor Sam Wisner.

Others in attendance were: Skip Strayer and Robert Sharrah, Sharrah Design Group, Inc.

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 June 1, 2020; Planning Commission meeting on May 27, 2020; Recreation Board meeting on May 18, 2020. There were no other meetings.

Public Comment:

None.

Minutes:

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

Approve Bills:

Mr. Zepp moved, seconded by Mr. Kammerer, to approve the April 16, 2020 and April 30, 2020 bills for payment. Motion carried unanimously.

Reports:

None.

Correspondence:

Ms. Crushong announced the following:

- Thank you letter from Adams County SPCA for the township's donation this year
- Waste Connections has requested an extension to the end of May for bulk item pick-up in Adams County

- United Hook & Ladder reports for March 2020
- Thank you letter from Adams County Office for Aging, Inc. for the township's donation this year
- Audit report for the Straban Township Liquid Fuels Tax Fund for the period January 1, 2019 to December 31, 2019

Appearance:

None.

Old/New Business:

- 1. Extend Municipal Waste Contract with Waste Connections - Mr. Kammerer moved, seconded by Mr. Zepp to enter into an Agreement with Waste Connections to extend the Municipal Waste Contract for an additional one (1) year period. Motion carried unanimously.**
- 2. Box Alarm Cards for Gettysburg Fire Department –** There was no representative present from the Gettysburg Fire Department. The Board decided since all the other procedural information was presented and there were no questions, to go ahead and act upon the changes. **Mr. Kammerer moved, seconded by Mr. Zepp to approve the revisions to the Box Alarm Cards for Gettysburg Fire Department as presented. Motion carried unanimously.**
- 3. Changes to SALDO concerning sidewalks – Mr. Sanders moved, seconded by Mr. Kammerer to authorize the Planning Commission and staff to review the SALDO concerning requirement on sidewalks.** Mr. Sanders stated that there have been a number of waiver's issued for this section and it would be a good idea to have the Planning Commission review it and come back to the Board of Supervisors with a recommendation. Mr. Zepp stated that it might be a good idea to map out the waiver notes that have been placed on the plans and indicate which waiver language was used. This would hopefully eliminate waivers/notes on plans in the future and defer sidewalks instead of issuing waivers for sidewalks. Mr. Zepp offered some background on when this section was added to the Ordinance back in 2005-2006. At that time, there were a number of housing developments proposed with a total of possibly 20,000 homes. Sidewalks would have been appropriate. Of those developments, only one is still active, so it would be a good idea to re-evaluate this section. **Motion carried unanimously.**

4. Changes to SALDO concerning lot additions within subdivisions to require new deeds – Mr. Sanders moved, seconded by Mr. Zepp to authorize the Planning Commission and staff to review the SALDO concerning lot additions within subdivisions to require new deeds be presented to the township. Mr. Sanders stated that an issue came up recently when a subdivision came through to swap land and the land development plan was recorded, however, the deed to actually swap the land did not get done. **Motion carried unanimously.**

Land Use Reviews:

Foursquare Swift Run – Parking Lot Expansion – Preliminary/Final Subdivision and Land Development Plan (225 New Chester Road) – **Must act by 07/14/20**

Mr. Vranich stated the revised plans were submitted to the Township and were reviewed by his office and the Zoning Officer. A review letter was issued on April 10, 2020. The Planning Commission recommended conditional approval of the plan. There are two (2) waivers to be acted upon first.

Mr. Zepp moved, seconded by Mr. Kammerer to approve a waiver of SALDO 117-40.A to waive the requirements for curbing within the parking area due to the use of porous pavement. Motion carried unanimously.

Mr. Zepp moved, seconded by Mr. Kammerer to approve a waiver of SALDO 117-41.C to defer the installation of sidewalk on the property in accordance with the notation added to Sheet 1 and that the potential future sidewalk location be depicted on the Plan. Motion carried unanimously.

Mr. Zepp moved, seconded by Mr. Kammerer to conditionally approve the Foursquare Swift Run Parking Lot Expansion Preliminary/Final Subdivision and Land Development Plan conditioned upon the review letter of Wm. F. Hill & Assoc., Inc. dated April 10, 2020 to be satisfied as follows:

1. a) SALDO 117-27.B(8) – The seal and signatures of all professionals involved with the Plan

b) SALDO 117-27.B(29) – Owner/Developer’s Acknowledgement and signature

c) SALDO 117-60.C(3)(c) – The seal and signature of the Landscape Architect

3. SALDO 117-26.D – A financial security estimate must be provided, approved, and bonded prior to Plan approval. Financial security should be provided for any and all improvements required by the Straban Township Ordinances. It is noted that an estimate has been provided for review.

4. Notation must be added to the Lighting Plan that the proposed lighting shall be installed in Phase 1 or phased appropriately such that each parking area has appropriate lighting prior to use.

5. SWM 109-32.A – The use of porous pavement on this site is a stormwater management BMP, therefore, the Straban Township Stormwater Management Practices, Facilities, and Systems Maintenance and Monitoring Agreement must be signed and recorded prior to plan approval.

Motion carried unanimously.

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

Mr. Vranich stated that revised plans were submitted to the Township and were reviewed by his office and the Zoning Officer. The review letter was issued on March 18, 2020. The Planning Commission recommended conditional approval of the plan. There is a Request for Planning Waiver & Non-Building Declaration that needs to be acted upon.

Mr. Zepp moved, seconded by Mr. Kammerer to approve the signature on the Sewage Facilities Planning Module Non-Building Declaration. Motion carried unanimously.

Mr. Zepp moved, seconded by Mr. Kammerer to approve the Eric S. Sieg and Joseph L. Herfel Sr. Subdivision Plan conditioned upon the review letter of Wm. F. Hill & Assoc., Inc. dated March 18, 2020 to be satisfied as follows:

2. SALDO 117-20.A – All Sewage Facilities Planning approval must be obtained prior to Final Plan approval. It appears that multiple Request for Planning Waiver and Non-Building Declarations would be appropriate for this project.

3. SALDO 117-27.B(29) – The owners' notarized signatures must be provided on the Plans.

4. SALDO 117-38.D – All property corners shall be bonded items or field verified prior to Supervisors' signatures being added to the Plans.

6. An updated version of the shared driveway maintenance agreement must be provided if Lot 5 will be provided with access rights to the shared driveway.

It is strongly recommended that following the completion of this subdivision, new deeds shall be provided for all involved properties that reflect the lot line changes. These shall be submitted to the township engineer for review prior to recording of plan.

Motion carried unanimously.

Gettysburg Montessori Charter School – Field Change to Preliminary/Final Land Development Plan (888 Coleman Road)

This Field Change is for the modification of the originally approved "L" shaped building addition to one that is "V" shaped. There is a minor increase in impervious coverage (3,485 sf) and building coverage (968 sf) as a result of this plan and minor modifications to the stormwater facilities. All other aspects of the plan are generally identical to the prior approved plan.

There were two (2) discussion points from the review letter of Wm. F. Hill & Assoc. dated April 15, 2020:

Comment #6 - Previously this site was granted a sidewalk waiver that put off the installation of sidewalk until a time in the future when the Township would notify them that sidewalk must be constructed (if ever). Does the Township want to (a) require sidewalk to be installed at this time or (b) re-approve the waiver request with the sidewalk waiver notation being updated to the current Township language?

Comment #9 - When the plan was originally approved it seemed clear to the Township that the new building addition was going to be built ASAP and the temporary classrooms were only going to be used to bridge the gap from the start of a school year and the end of construction. Instead, funding fell through and the "temporary" classrooms have been in place for several years. The Planning Commission felt it appropriate to add an end date for when the temporary classroom buildings must be removed, regardless of whether the new building is built or not.

Mr. Zepp moved, seconded by Mr. Kammerer to conditionally approve the proposed Gettysburg Montessori Charter School Field Change pending 1) satisfactory completion of all outstanding items listed within the April 15, 2020 review letter of Wm. F. Hill & Assoc., Inc. and 2) specifically condition no. 6 that the sidewalk waiver granted to the school continues but that the plan depicts where the sidewalk would go and the sidewalk waiver notation be updated to the current Township typical language; and 3) condition no. 9 under the Temporary Classroom Note a sentence would be added that no later than July 30, 2021, or upon receipt of an extension approval from the Board of Supervisors, the temporary classrooms must be removed and 4) the Adams County comments should be reviewed and any

**comments deemed appropriate by the Board of Supervisors should be considered.
Motion carried unanimously.**

Public Comment:

None.

Questions from the Press:

None.

Adjournment:

With no further business to come before the Board, Mr. Kammerer moved, seconded by Mr. Sanders to adjourn the meeting at 7:26 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, June 1, 2020 at 7:00 p.m.