

***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 light of the current situation, this meeting was held by GoToMeeting.com with the meeting room of the Straban Township Municipal Building, 1745 Granite Station Road, Gettysburg, PA 17325 being open to the public. Joining the meeting by GoToMeeting.com was Secretary Patt Kimble and Shannon Schake, Zoning Officer. Chairman John Hartzell; Vice Chairman George Mauser; Members Sharon Hamm and Chad Waddell were present in-person at the township meeting room. Township Engineer Erik Vranich was present in-person.

Others in attendance: John Snyder, Lobar Properties for PA State Police Barracks; and Robert Sharrah, Sharrah Design Group.

**Public Comment/Agenda Items:**

None.

**Minutes:**

**Mr. Mauser moved, seconded by Mr. Waddell to approve the April 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 08/14/20.***

Nothing to report.

***Mark Gettysburg Associates, L.P. – Preliminary Subdivision/Land Development Plan (York Road and Hanover Road) – Must act by 11/14/20***

No update. No action needed.

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

The latest review letter on this project was issued on April 3, 2020. They have received their NPDES Permit and have been out at the site moving dirt and getting the site ready at their own risk. There is a pre-construction meeting scheduled for this Friday. It was noted that most of the comments are outside agencies and that the remaining comments should not require revision to the layout of the site. Mr. Snyder indicated that the PA State Police are looking at requesting the Zoning Hearing Board to reopen the prior hearing to discuss the fencing issue.

There are five (5) waivers to be acted upon first.

**Ms. Hamm moved, seconded by Mr. Mauser to approve a waiver of SALDO 117-40.A to waive the requirements for curbing in areas where sheet flow of stormwater management is desired. Motion carried unanimously.**

**Ms. Hamm moved, seconded by Mr. Mauser 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.**

**Ms. Hamm moved, seconded by Mr. Mauser to approve a waiver of SALDO 117-60.D(1)(c) to waive the requirements for landscaping within terminal landscaped islands. Motion carried unanimously.**

**Ms. Hamm moved, seconded by Mr. Mauser to approve a waiver of SALDO 117-60.D(1)(e) & (f) to waive the requirements for Landscaped divider strips within the parking area due to security concerns. Motion carried unanimously.**

**Ms. Hamm moved, seconded by Mr. Mauser to approve a waiver of SALDO 117-60.D(2)(c) to waive the perimeter landscaping requirements around parking areas due to security concerns. Motion carried unanimously.**

**The Straban Township Planning Commission recommended conditional approval based on the review letter of Wm. F. Hill & Assoc., Inc. dated April 3, 2020 to be satisfied as follows:**

1. ZO 140-13.B(1) – This section establishes the requirement for a Special Exception Approval for a municipal shooting range. A condition of the Special Exception Hearing was that the site must be surrounded with a solid 6’ high fence. The Plan depicts an 8’ height chain link fence. The Township is awaiting a determination from the Zoning Hearing Board on whether the proposed fence meets the intent of the solid fence within their decision.

2. 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  
d) SWM 109-25.A.21 – signature of the stormwater management acknowledgement by the landowner

4. This project is proposing to connect to the Gettysburg Municipal Authority system, therefore the following items must be addressed:

a) SALDO 117-20.A – Sewage planning approval must be obtained prior to Plan approval.

b) SALDO 117-42 – Evidence must be provided that capacity within the GMA system has been purchased or otherwise reserved prior to approval of the Final Plan.

6. SALDO 117-20.K, 117-27.B(32), 117-52 – These sections establish the requirements for a Traffic Impact Study. It is noted that an estimated traffic count was provided, however, the Township Traffic Engineer must be contact to determine whether a study is needed for the proposed project.

7. 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.

8. SALDO 117-43.C – PA DEP approval for the Public Water Supply must be obtained prior to Plan approval.

9. SALDO 117-60 – The following items must be addressed with respect to the Landscaping Plan:

a. The plans depict 64 Spruce and 57 Pine trees proposed, however the table depicts 67 Spruce and 60 Pine trees.

b. The waiver request listed on Sheet 1 for SALDO 117-60.D(1)(d) should be removed as there are no midrow landscaped islands required as no row of parking contains 20 spaces.

10. This project will be subject to impact fees. The Straban Township Traffic Engineer must be contacted to determine the estimated traffic impact fee amount.

11. Updated copies of the PCSM and E&S Plan sheets must be provided.

12. Clarification should be provided on the hatching surrounding the proposed building. It is not clear whether this is sidewalk, grass, or simply a visual cue on the location of the building.

13. SWM 109-23.A.1.c[2] – The swale calculations within the capacity calculations and the spillway/swale sections do not match (flow rate, side slopes, bottom width, etc.). In addition, these calculations do not match the swale detail (side slopes, bottom width, etc.). Please review the swale calculations and spillway calculations for consistency within the report and the plans.

14. 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.

15. It is noted that the Adams County Conservation District provided comments on the stormwater basin and related level spreader. These comments should be addressed in conjunction with the above comments.

Ms. Hamm stated that this is unusual for the Planning Commission to recommend approval of a plan with this many conditions, however, the township does appreciate the Pennsylvania State Police and are pleased that they are planning to stay in the township.

**Ms. Hamm moved, seconded by Mr. Waddell. Motion carried unanimously.**

***Amblebrook Utility Lot 2*** (Huntertown Road) – Final Subdivision Plan – Must act by **08/18/2020**

Mr. Vranich stated that a revised plan would be filed proposing the subdivision of Utility Lot 1 (located along Huntertown Road and is the site of the water treatment facility) from the overall Amblebrook (CCD Rock Creek) property. This lot is identical to the lot that was depicted with the approved Preliminary Plan for this site, this plan is just proposing the formal creation of this lot now as opposed to during Section E, which was a future phase. This lot would then be conveyed to the utility owner of the water system at the appropriate time.

Mr. Vranich stated that number 1 of his review letter dated May 22, 2020 is still being discussed.

ZO 140-65.1.A – We continue to maintain that since this lot is part of the overall Age-Qualified Housing development, all interior lot lines depicted must be extinguished. At a minimum, since this parcel (38G11-0010---000) has constructed improvements on it and is proposed to be subdivided at this time, the boundary lines of this parcel (all tracts) that are interior to the overall development must be extinguished and this parcel incorporated into the remaining portion of the HOA Lot (parcel 38G10-0040---000).

This matter was discussed with the Solicitor and there are potentially three (3) options:

- (a) extinguish the relevant interior lot lines by consolidation of the entire project into one lot, or;
- (b) enter into a written agreement with the Township, to be recorded, that requires the consolidation of the project into one (1) lot within a certain time period after Board of Supervisor approval; or
- (c) to condition future final phase approval on the consolidation of the lots.

There is a contract with York Water Company on the 1.4 acre parcel to purchase. It was discussed that this plan be tabled this evening and let the attorneys come up with an agreement. The Commission concurred.

***Adams County SPCA*** – Preliminary/Final Minor Land Development Plan (11 Goldenville Road) **Must act by 08/25/20**

A revised plan was filed so the applicant requested this plan be tabled for tonight.

**Old/New Business**

1. Request for Zoning Text Amendment – Cecil D. Sandoe & Patricia A. Sandoe.

This is the request to expand the number of zoning districts where self/mini-storage facilities are authorized as Permitted Uses. The Adams County Office of Planning and Development (“County”) issued its letter dated February 18, 2020 supporting 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. However, it did not support the addition of Mini- Self-

Service Storage Facilities in the MU-1 or MU-2 Districts. The County does not believe that this type of use is compatible with either of the Mixed-Use Districts in the Straban Township Zoning Ordinance. The Commission discussed the options before them as:

- a) Table the request again.
- b) Do nothing with the request
- c) Add Mini- and Self-Service Storage Facilities to the EC-1 District – This could be added as a Special Exception with criteria to be met.

The Commission discussed these options and are not in favor of changing the Zoning Ordinance as it is written now.

**Ms. Hamm moved, seconded by Ms. Kimble to recommend denial of the request letter from Sharrah Design Group, Inc. dated January 4, 2020 to expand the number of zoning districts where Mini- and Self-service Storage Facilities are authorized as Permitted Uses. Motion carried unanimously.**

2. SALDO – Additional Lots new Deeds – Mr. Vranich explained that this has not been a huge issue, however, it did become an issue recently. When parcels of land are added to an existing recorded lot for the sole purpose of increasing the lot size, the township does not have any requirements that new Deeds are prepared with the current metes and bounds descriptions as approved by the subdivision plan. There were two examples for the Commission to review from ordinances of surrounding townships. This language would help to tighten things up and require that at least draft Deeds are prepared and submitted to the township.

The Commission agreed to see this move forward.

3. SALDO – Sidewalks – Mr. Vranich prepared a map outlining where the waiver requests/approvals for sidewalks have been given. The Commission can come up with where they would like to see sidewalks required and where they would like sidewalks to not be required. The township can do a criteria like the streetscape is. Mr. Vranich stated that the Board of Supervisors are looking for a certain level of black & white. Ms. Kimble suggested a workshop to discuss this further.

4. Nuisance Ordinance Review – what to be included. Ms. Hamm, in the interest of time, requested that the Planning Commission along with the Zoning/Enforcement Officers meet in a workshop to discuss this matter. The Commission agreed upon scheduling a workshop for Wednesday, June 10, 2020 beginning at 6:00 p.m. at the township office.

**Public Comment:**

None.

**Adjournment**

**Mr. Mauser moved, seconded by Mr. Waddell to adjourn the meeting at 9:00 p.m. Motion carried unanimously.**

**NEXT MEETING:** SUPERVISORS: June 1, 2020  
PLANNING COMMISSION: June 24, 2020

Respectfully Submitted,

Robin K. Crushong, Office Manager/Secretary-Treasurer