

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 Bill Hill; and Solicitor Sam Wiser.

Others in attendance were: Skip Strayer; David Tshudy, Pepper Hamilton for TKC CCXXX, LLC; Tom Austin, TRG for TKC CCXXX, LLC; John Snyder, for PA State Police Barracks; and Paul Smith.

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 July 6, 2020; Planning Commission meeting on June 24, 2020; Recreation Board meeting on July 20, 2020. There was an executive session held on May 26, 2020 concerning real estate and code enforcement issues.

Public Comment:

None.

Minutes:

Mr. Zepp moved, seconded by Mr. Kammerer, to approve the May 4, 2020 meeting minutes as presented. Motion carried unanimously.

Approve Bills:

Mr. Zepp moved, seconded by Mr. Sanders, to approve the May 14, 2020 and May 31, 2020 bills for payment. Mr. Kammerer recused himself from the bills paid to Kammerer Farm for repair work on equipment. Motion carried unanimously.

Reports:

None.

Correspondence:

Ms. Crushong announced the following:

- Gettysburg Fire Department Report for April 2020
- United Hook & Ladder reports for April 2020
- Adams Regional EMS, Inc. reports for February through April 2020
- Minutes of the Gettysburg Municipal Authority Board of Directors Meeting on March 16, 2020
- Five-Year Audit report for the Uniform Construction Code performed on February 11, 2020

Appearance:

None.

Old/New Business:

1. **Box Alarm Cards for United Hook & Ladder #33** – Mr. Sanders stated that the Board of Supervisors have a procedure set up that the fire companies are to follow. All of the procedures have been met other than a representative from United Hook & Ladder was to be here tonight to answer any questions the Board may have. Mr. Rabine was to be here tonight but something came up at the last minute. The Board decided since all the other procedural information was presented, to go ahead and act upon the changes. **Mr. Sanders moved, seconded by Mr. Zepp to approve the revisions to the Box Alarm Cards for United Hook & Ladder #33 as presented. Motion carried unanimously.**
2. **Partial Release of Financial Security – Amblebrook** – Mr. Hill indicated that his office verified that the bonded items for the Amblebrook Final Plan – Section A project were built according to the approved Plans and that based on these inspections, his office recommends the township consider Reduction Request #2 in the amount of \$2,796,961.33 for the Amblebrook final Plan – Section A project. **Mr. Kammerer moved, seconded by Mr. Zepp to authorize a reduction in the amount of \$2,796,961.33 for the Amblebrook Final Plan – Section A project. The current bond reduction total (\$2,796,961.33) adjusts the originally required financial security for this project from \$13,321,400.97 to \$10,524,439.64. Motion carried unanimously.**
3. **HOP and TE-160/Resolution – Route 30/Smith Road Traffic Signal** – Mr. Hill informed the Board that Jodie Evans has reviewed this. Mr. Wisner informed the Board that this is a normal procedure for traffic signals with PennDOT. PennDOT does not recognize private entities and requests that the municipality to apply for the application for traffic signal approval. **Mr. Zepp moved, seconded by Mr. Kammerer to adopt the Resolution and sign the HOP and TE-160 form for the Route 30/Smith Road Traffic Signal. Motion carried unanimously.**
4. **Developer's Improvement Construction Agreement – TKC CCXXX, LLC** – Mr. Kammerer moved, seconded by Mr. Sanders to approve the Developer's

Improvement Construction Agreement with TKC CCXXX, LLC. Motion carried unanimously.

5. Decommissioning Plan – Adams Solar Project – Mr. Sanders moved, seconded by Mr. Zepp to approve the Decommissioning Plan for the Adams Solar Project. Mr. Sanders asked Mr. Wisner if the township could be held liability if things went awry. Mr. Wisner stated that the township will be holding financial security and will not release this. This is held to ensure that things go as planned. There is a provision in the agreement to review the financial security every five (5) years. **Motion carried unanimously.**

6. Public Hearing for Floodplain Ordinance – Mr. Wisner indicated that there is a lot of inflexibility making three ordinance compatible, i.e., Flood plain, Zoning and SALDO. This will need to go to the Adams County Office of Planning and Development and the Straban Township Planning Commission for review and comment and then the public hearing and action at the Board of Supervisors next meeting. **Mr. Zepp moved, seconded by Mr. Kammerer to set the public hearing for the Floodplain Ordinance for Monday, July 6, 2020 at 6:45 p.m. Motion carried unanimously.**

Land Use Reviews:

Pennsylvania State Police Barracks – Preliminary/Final Land Development Plan (1750 Granite Station Road) – **Must act by 07/30/20**

The Planning Commission recommended conditional approval. Action will need to be taken on the Planning Module Mailer and five (5) waiver requests that have all been recommended for approval by the Planning Commission.

Planning Module Mailer.

Mr. Zepp moved, seconded by Mr. Kammerer to approve the signature of the PA DEP Planning Module Mailer. Motion carried unanimously.

There are five (5) 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 in areas where sheet flow of stormwater management is desired. 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 approve a waiver of SALDO 117-60.D(1)(c) to waive the requirements for landscaping within terminal landscaped islands due to security concerns. Motion carried unanimously.

Mr. Zepp moved, seconded by Mr. Kammerer 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.

Mr. Zepp moved, seconded by Mr. Kammerer 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.

Mr. Zepp moved, seconded by Mr. Kammerer to conditionally approve the Pennsylvania State Police Barracks Preliminary/Final Land Development Plan 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.

Mr. Zepp indicated that this is very unusual for the Board of Supervisors to conditionally approve a plan with this many condition.

Motion carried unanimously.

Public Comment:

Paul Smith – indicated that the traffic signal on Smith Road/Route 30 is not working properly. Mr. Sanders stated that he would look into it.

Questions from the Press:

None.

Adjournment:

With no further business to come before the Board, Mr. Zepp moved, seconded by Mr. Sanders to adjourn the meeting at 7:23 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, July 6, 2020 at 7:00 p.m.