

***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: Robert Sharrah, Sharrah Design Group and Skip Strayer.

**Public Comment/Agenda Items:**

None.

**Minutes:**

**Mr. Mauser moved, seconded by Mr. Waddell to approve the May 27, 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.

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

No revised plan. They are working through the lot consolidation issue.

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

This is a Preliminary/Final Land Development Plan for the SPCA Stabilized Storage Area project, as prepared by Sharrah Design Group, Inc. The proposed Plan depicts the construction of an approximately 65' x 87' stabilized storage area behind the building. The proposed stabilized area will be constructed out of porous pavement. The review letter on this project was issued on June 16, 2020.

Mr. Vranich indicated that they would like to free up some parking out front and have more flexibility for use by employees. This would also include widening the entrance.

**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 current notation being added to Sheet 1. Motion carried unanimously.**

**The Straban Township Planning Commission recommended conditional approval based on the review letter of Wm. F. Hill & Assoc., Inc. dated June 16, 2020 to be satisfied as follows:**

1. ZO 140-7-2 – The minimum front setback depicted within the Plan and on Sheet 1 must be revised to 50 feet instead of 100 feet. It is noted that the kennel setback also applies to this property.
3. It must be noted on the plan that no additional employees or additional animals beyond the original design will be brought to the site and therefore no additional sewage or water flows will occur.
4. SALDO 117-20.B, 117-46, SWM 109-14.E – Submission of an Erosion and Sedimentation Control Plan to the Adams County Conservation District is required.
5. 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. These items include but are not limited to:
  - Porous Pavement Areas
  - Erosion and Sediment control measures
6. SALDO 117-27.B(10) – The existing property boundary on all plan sheets must be revised to include Parcel A from the Schumm subdivision. In addition, it is recommended that the Adams County Tax Assessment Office be contracted as it is unclear why Parcel A has a separate tax ID number when this parcel should be part of the main SPCA parcel.
7. SALDO 117-30.B(2) – This section establishes the right-of-way width for Township roadways. Additional right-of-way must be dedicated along Goldenville Road to allow for a right-of-way width of 25' from the centerline.
8. SALDO 117-27.B(29) – The landowner/applicant signature must be provided prior to Plan approval.
11. The signature block for the Straban Township Supervisors must be revised to include a statement “All Conditions of Approval met this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.”

12. The proposed underdrain discharge point must be located outside of the Township right-of-way (25' from centerline) and must discharge in a manner that will not cause a problem with the adjacent roadway culvert.

13. It must be clarified how the walking path to the pet cemetery will be reconfigured with this plan.

14. 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.

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

***Amblebrook Utility Lot 1*** (Hunterstown Road) - Final Land Development Plan **Must act by 09/22/20**

The proposed plan depicts the revision of the layout of the wastewater treatment facility (WWTF) improvements located on Utility Lot 1, which were previously depicted within the Preliminary Plan approved for this site. Since this lot shape is identical to the lot configuration depicted within the approved Preliminary Plan and there is no net increase in impervious area, this Plan has been reviewed in accordance with the Straban Township Subdivision and Land Development Ordinance and the Zoning Ordinance in place at the time of the initial Preliminary Plan approval. The review letter on this project was issued on June 22, 2020. No action was taken and the plan was tabled.

**Old/New Business**

1. Floodplain Ordinance – Mr. Vranich informed the Commission that the township’s current Floodplain Ordinance was adopted in 2009. PEMA/FEMA revised the floodplain maps and sent a model Floodplain Ordinance to be adopted by July 22, 2020. This draft Ordinance has been reviewed by the Township Solicitor, PEMA and PA Municipal League. Mr. Vranich indicated that this draft Ordinance amends Section 71 (Floodplain); Section 117 (SALDO) and Section 140 (Zoning). These amendments are necessary to keep consistency between the sections. He pointed out some of the key points of the ordinance. The Township Zoning Officer will be the floodplain administrator with the Township Manager as backup. All references to Building Permit were changed to Zoning Permit. The regulatory flood elevation (which is the height you must floodproof to) is 1.5’ above the base flood elevation (100 year storm event). This is identical to the current ordinance. The allowable accessory building size within a floodplain went from 600 sf to 200 sf. This reduction is a PEMA/FEMA requirement. It was noted that with a floodplain ordinance, residents are able to get a lower premium for insurance if the township has an approved PEMA/FEMA Floodplain Ordinance.

**Ms. Hamm moved, seconded by Mr. Waddell to recommend that the Board of Supervisors adopt the Floodplain Ordinance. Discussion: Mr. Mauser suggested that in the future these things need to be looked at in more detail. Motion carried unanimously.**

2. Planning Module – John M and Judy A Egloff, 276 Coleman Road – Mr. Vranich explained that there was a malfunction with the septic system on this property and the only acceptable alternate system would be a small flow treatment facility. Dean Shultz, the SEO, has already signed off on it. There is a two-

page form that the township planning agency needs to review and sign off on. **Mr. Mauser moved, seconded by Mr. Waddell to approve the Sewage Facilities Planning Module Component 4A for John and Judy Egloff for property at 276 Coleman Road. Motion carried unanimously.**

3. SALDO – Sidewalks – Mr. Vranich indicated that last month the Planning Commission reviewed a map that he prepared outlining where the waiver requests/approvals for sidewalks have been given. The Board of Supervisors are looking for a certain level of black & white. Some of the Commission members felt that it would be best to be handled on a case-by-case basis. The Commission agrees that it is best to consider sidewalks at time of construction rather than four (4) years down the road when the township comes back and tells them that they need to install sidewalks. There was much discussion on what conditions could be imposed to trigger a sidewalk, i.e., adjacent property, traffic signal, sidewalk if number of feet away, etc. The Commission could come up with a list of conditions and where they want to see sidewalks in the township. There was discussion about doing a sidewalk overlay. Adams County has the ability to do the overlays. Mr. Vranich will contact the County to see if they could help us determine where sidewalks are now, where they would be deferred and where sidewalks are not feasible.

4. Nuisance Ordinance – The Planning Commission met at two different workshops to work on this ordinance. The only outstanding issue was the chickens. Mr. Schake developed some language that the Commission felt would address the chicken issue. **Mr. Hartzell moved, seconded by Ms. Hamm to recommend the draft Ordinance be forwarded to the Board of Supervisors inclusive of the comments of the Planning Commission and changes concerning animal husbandry to be reviewed by the township Solicitor so that this ordinance is consistent with the other township ordinances. Motion carried unanimously.**

**Public Comment:**

None.

**Adjournment**

**Ms. Hamm moved, seconded by Mr. Mauser to adjourn the meeting at 8:25 p.m. Motion carried unanimously.**

**NEXT MEETING:** SUPERVISORS: July 6, 2020  
PLANNING COMMISSION: July 22  
, 2020

Respectfully Submitted,

Robin K. Crushong, Office Manager/Secretary-Treasurer