

***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: Skip Strayer and Ken Scott, Beyond All Boundaries.

**Public Comment/Agenda Items:**

None.

**Minutes:**

**Mr. Mauser moved, seconded by Mr. Waddell to approve the June 24, 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.***

This submitted plan depicts the use of a non-conforming house into a halfway house run by Freedom Valley Worship Center on a 23.892-acre lot. This plan was originally submitted November 30, 2017 and the last issued review letter from Wm. F. Hill & Assoc. office was dated January 25, 2018. Since that time revised plans have not been submitted and the applicant has provided no other details on the progress of the plan, other than that they were working with PA DEP in the water supply. There has been no recent correspondence on the status of the Plan or the PA DEP water supply issue. Based on the length of time this plan has been active with very little progress made, it is suggested that the Planning Commission recommend denial of the plan due to failure to address the outstanding items in the January 25, 2018 review letter of Wm. F. Hill & Assoc.

**Mr. Mauser moved, seconded by Mr. Waddell to recommend denial of this plan due to the applicant not addressing the outstanding issues outlined with the Wm. F. Hill & Assoc., Inc. letter dated January 25, 2018. Motion carried unanimously.**

**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**

The proposed plan depicts the layout of the water system improvements located on Utility Lot 2. They are currently working through the lot consolidation issues.

**Ms. Hamm moved, seconded by Mr. Hartzell to recommend approval of the request in a letter from Sharrah Design Group, Inc. dated July 21, 2020 for a time extension to October 31, 2020. Motion carried unanimously.**

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

No action was taken and the plan was tabled.

**George F. Weisenborn IV Subdivision Plan (400-404 Shriver's Corner Road) – Final Subdivision Plan Must act by October 1, 2020**

The Plan depicts transfer of 0.59 acres (Lot 1B) from 400 Shriver's Corner Road (Lot 1A) to 404 Shriver's Corner Road. There are no new lots created within the Plan. All tracts are located in the Residential Rural (R-R) zoning district. Wm. F. Hill & Assoc. issued a review letter dated July 14, 2020.

Ken Scott, Beyond All Boundaries indicated that he was out at the property to stake the property corners and discovered that the acreage being transferred (Lot 1B) from 400 Shriver's Corner Road to 404 Shriver's Corner Road increased to .75 acres. With this minor change, a revised plan will need to be filed with Adams County Office of Planning and Development for their review and comment.

Mr. Vranich stated that other than that, Mr. Scott has addressed most of the minor comments digitally. The Planning Commission decided to not conditionally approve this plan at this time until the revised comments were received from Adams County Office of Planning and Development.

There is a Request for Planning Waiver & Non-Building Declaration that the Planning Commission could act upon tonight so that it could be moved onto the Board of Supervisors for action and sent to DEP. **Mr. Hartzell moved, seconded by Mr. Mauser to recommend approval for signature of the Request for Planning Waiver & Non-Building Declaration. Motion carried unanimously.**

**Old/New Business**

1. **Chapter 117** – Shannon Schake, Zoning Officer, prepared a draft revision that was reviewed by Adams County Office of Planning and Development (ACOPD), Mr. Vranich and the township Solicitor’s office. Mr. Vranich made suggested revisions. ACOPD review letter dated July 15, 2020 suggested adding this revised language to Section 117-34, and as a new Subsection G. This recommendation makes good sense.

The Commission acknowledged that they are still working through the sidewalk map/text amendment and would be agreeable to the Board of Supervisors either proceeding with this Lot Addition amendment now or waiting to combine this amendment with the sidewalk amendment.

**Ms. Hamm moved, seconded by Mr. Waddell to recommend that the Board of Supervisors take action on proceeding with approving the proposed text amendment to SALDO 117-34.G as presented, at the appropriate time the Board of Supervisors sees fit. Motion carried unanimously.**

2. **SALDO – Sidewalks** – Mr. Vranich communicated with Adams County Office of Planning and Development regarding the potential ordinance amendments related to sidewalks. Mr. Vranich reviewed a few key points that the County offered for consideration:

- It seems appropriate to require sidewalk in the EC-1, EC-2, MU-1, and MU-2 districts for immediate installation. Then in the R-1 and R-2 maybe have it where the sidewalk must be planned for but can be deferred. Then in, R-R district, no sidewalk needed.
- R-1 district (and other districts) we should definitely consider infill type developments and while deferral may not be ideal for future construction at least then we would have some language to come back on in case areas start to fill in and we need to close gaps in sidewalks.
- A suggestion in developing a sidewalk map was to look at the primary and secondary designated growth areas outlined in the Joint Comprehensive Plan as a starting point. These are the areas where the comprehensive plan anticipates growth and if the sidewalk map is consistent with this then it should also be consistent with any future zoning ordinance updates to match the comprehensive plan.

Mr. Vranich also prepared two (2) Options to be reviewed by the Commission. Currently, the ordinance states “*Sidewalks are required in all nonresidential developments*”. Option 1 adds a section for Non-Residential Developments outlining:

- (1) *Sidewalk shall be planned for and depicted on all Land Development Plans for non-residential developments.*
- (2) *For all developments located within the Straban Township Sidewalk Area, on lots where sidewalk exists on adjacent lots, or where sidewalk construction was deferred on an adjacent lot, the sidewalk shall be constructed at this time as part of the Land Development Plan approval.*
- (3) *For all developments located outside of the Straban Township Sidewalk Area and where sidewalk is not existing or sidewalk construction was previously deferred on an adjacent*

lot, the construction of the sidewalk can be deferred to a later date however the following notation must be added to the Plan:

The construction of the future sidewalk depicted on this Plan is deferred until such time that Straban Township notifies the land owner that the sidewalks are required to be constructed or adjacent properties are developed also requiring sidewalk. The land owner shall be solely responsible for the costs of construction of the sidewalk. The sidewalk shall be completed within 90 days of notice to construct by the Township. After construction, the property owner shall be solely responsible for the maintenance, repair, and replacement of the curb or sidewalk.

In Option 2 a Section D was added “Sidewalks are required to be planned for and constructed on for all Non-Residential Developments within the Straban Township Sidewalk Area.” This indicates that the township has a map, this is where sidewalks go. Period.

It was noted that “Straban Township Sidewalk Area” would need to be defined. A few more potential options were discussed.

- *Revise Zoning Ordinance and within specific use requirements add in the sidewalk requirement for those uses where sidewalks are desired (schools, transportation stations, shopping centers, etc.??) **The Commission did not like this option. Region would be a better idea.***
- *Require sidewalk only when adjacent properties have it or were previously developed – OR – add in a distance component. For example when sidewalk exists or was previously deferred within 500 feet (1,000 feet, etc.) of the project site. **This is already required in the streetscape section.***
- *Maybe have a three tiered map:*
  - o *Where sidewalk is required to be installed NOW (Streetscape area, Twin Oaks area, etc.)*
  - o *Sidewalk construction can be deferred but still must be planned for. (Maybe EC-1, EC-2, MU-1, MU-2, R-1, and R-2 districts?)*
  - o *No sidewalk needs to be constructed or planned for. (R-R area?) **This is in line with what the County suggested and could be combined with Mr. Vranich Option 1.***

After much discussion between the Commission members, it was decided that there are two (2) issues that need to be worked out. **Where** the sidewalks are to be built within Straban Township and **When** the sidewalks are to be required to be built. The Commission is going to concentrate on the **Where** for now. Mr. Vranich will draft a preliminary map for future sidewalk areas where sidewalk will always be required and will present that to the Planning Commission next month. Once the sidewalk area is established, then the Planning Commission can work on when the sidewalk must be constructed, both in the sidewalk area, and outside the sidewalk area.

3. **Nuisance Ordinance** – The Nuisance Ordinance was forwarded to the township Solicitor for review of questions by the Planning Commission. This matter was tabled until comments come back from Solicitor.

**Public Comment:**

None.

**Adjournment**

**Mr. Waddell moved, seconded by Mr. Mauser to adjourn the meeting at 8:00 p.m. Motion carried unanimously.**

**NEXT MEETING:** SUPERVISORS: August 3, 2020  
PLANNING COMMISSION: August 26, 2020

Respectfully Submitted,

Robin K. Crushong, Office Manager/Secretary-Treasurer