

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; Bob Sharrah, Sharrah Design Group, Inc.; Paul Smith; Josh Nelson; April Bowmaster; and Tom Eyer.

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 August 3, 2020; Planning Commission meeting on July 22, 2020; Recreation Board meeting on July 20, 2020. There were no other meetings.

Public Comment:

Skip Strayer – The Nuisance Ordinance is on the agenda tonight. It was discussed at the Planning Commission meeting and he wanted to make sure that the Board was sensitive to the families that were trying to feed themselves by raising chickens for eggs and poultry with hard times upon some families because of the COVID-19. He also brought up a property that has weeds high enough to cover the house. Mr. Sanders indicated that this ordinance is being updated so that the township can control the weed issues better.

On a different subject, Mr. Strayer brought up the Comcast Franchise Agreement and hopes that the Board of Supervisors look into getting better service for the Route 394/Swift Run Road properties. Mr. Sanders stated that the township is working on the franchise agreement that expires next year. Mr. Wiser indicated that Adams County is working on a broad band as an alternate to Comcast.

Minutes:

Mr. Zepp moved, seconded by Mr. Kammerer, to approve the June 1, 2020 meeting minutes as presented. Motion carried unanimously.

Approve Bills:

Mr. Zepp moved, seconded by Mr. Kammerer, to approve the June 11, 2020 and June 30, 2020 bills for payment. Motion carried unanimously.

Mr. Zepp moved, seconded by Mr. Sanders to approve the bill for Kammerer Farm for payment. Mr. Kammerer recused himself from this bill paid to Kammerer Farm for repair work on equipment.

Reports:

None.

Correspondence:

Ms. Crushong announced the following:

- Gettysburg Fire Department Report for May 2020
- Adams Regional EMS, Inc. reports for May 2020
- Minutes of the Gettysburg Municipal Authority Board of Directors Meeting on May 18, 2020
- Minutes of the White Run Regional Municipal Authority Board Meeting on March 18, 2020
- Notice to the Public concerning review and comment period for the draft 2021-2024 Transportation Improvement Program (TIP) and draft Air Quality Conformity Analysis. The 30-day public review * & comment period began on Monday, June 15, 2020. The TIP lists priority highway, bridge, safety, and enhancement projects for the period of October 1, 2020 through September 30, 2024. Comments will be accepted via phone, mail or email until 4:00 p.m. on Wednesday, July 17, 2020. The document is available for review on the Adams County Website at: www.adamscounty.us/Dept/Planning/Pages/TIP.aspx. ACTPO intends to consider the Draft 2021-2024 TIP and AQCA report for adoption on July 20, 2020 at 1:00 p.m. at the Adams County Agricultural and Natural Resources Center, 670 Old Harrisburg Road, Gettysburg, PA 17325.
- Annual Audit and Financial Report Year Ended December 31, 2019

Appearance:

None.

Old/New Business:

1. **Ordinance No. 2020-03 – Floodplain Ordinance – Mr. Kammerer moved, seconded by Mr. Zepp to adopt Ordinance No. 2020-03 which Ordinance repeals and replaces Chapter 71 of the Code of the Township of Straban, entitled**

"Floodplain Development" and amends Chapter 117 "Subdivision of Land" and Chapter 140 "Zoning" to provide consistency in floodplain provisions. Motion carried unanimously.

2. **Specialty Sign on Montclair Road** – Mr. Sanders indicated that there was a request that came in the office for a specialty sign on Montclair Road. The resident was told that they needed to come to a Board of Supervisors meeting and present their case to the Board. Since there was no one present, the Board took no action on this matter.

3. **Zoning Text Amendment Request – mini- and self-service storage facilities** - Mr. Zepp indicated that the Planning Commission reviewed the request by Mark Sandoe for self storage, or mini-storage, units to be allowed within the MU-1, MU-2, EC-1 and EC-2 districts. The ordinance currently only allows them in the EC-2 district. Adams County comments did not support them in the MU-1 or MU-2 districts but did not fully object to them in the EC-1 district.

The Planning Commission was not in favor of changing the ordinance to facilitate this request and recommended 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. **Mr. Zepp moved, seconded by Mr. Kammerer to deny the request letter from Sharrah Design Group, Inc. dated January 4, 2020. Motion carried unanimously.**

4. **Nuisance Ordinance** – Mr. Zepp stated that the Planning Commission has been working on a draft Nuisance Ordinance and have asked the Board of Supervisors to authorize the Solicitor to review. **Mr. Kammerer moved, seconded by Mr. Zepp to authorize the Solicitor to review the draft Nuisance Ordinance and comment back to the Planning Commission and Board of Supervisors. Motion carried unanimously.**

5. **Establish Ordinance for collection of municipal tax – real estate / per capita** – Mr. Sanders stated that this came up a few months ago when the COVID-19 hit. The township does not have a document that establishes the Straban Township tax collection discount and penalty policy. This ordinance will formalize what has been done in the past and in the future. There is no change to the current rates. Mr. Wisner stated that this ordinance would be advertised with a public hearing and action by the Board of Supervisors. **Mr. Kammerer moved, seconded by Mr. Zepp to authorize the township Solicitor to draft an ordinance establishing the tax collection discount and penalty policy for Straban Township. Motion carried unanimously.**

6. **SALDO revisions concerning lot additions** - Mr. Zepp stated that this is an attempt to clear up at the land development plan stage the deeding of lot additions. **Mr. Zepp moved, seconded by Mr. Kammerer to authorize the Adams County Office of Planning and Development and the Straban Township Planning Commission to review the proposed SALDO revisions concerning lot additions. Motion carried unanimously.** A public hearing to be scheduled at a later date.

7. Planning Module – Small Flow Treatment Facility – 276 Coleman Road – Egloff – This project involves the construction of a small flow treatment facility (SFTF) to handle residential wastewater from a single family house. This system is needed because the existing septic system is malfunctioning and no other replacement system types are feasible. A Planning Module must be approved by the Township. In general the wastewater treatment equipment provided for the SFTF is considered acceptable technology for a single family residence. There was much discussion on how the process works for these alternate systems and who is tracking the inspections and making sure these systems are functioning correctly. The waste collector is responsible for forwarding inspection reports to the Department of Environmental Protection (DEP), the Sewage Enforcement Officer (SEO) and the township. If a malfunction, then the SEO would do the enforcement. **Mr. Sanders moved, seconded by Mr. Zepp to approve the John M. and Judy A. Egloff Component 3s – Small Flow Treatment Facility and authorize the signature of the Planning Module by the Township on all applicable documents. Motion carried unanimously. Mr. Sanders moved, seconded by Mr. Kammerer to approve Resolution No. 2020-10 for the Resolution for Plan Revision for New Land Development associated with the Egloff Small Flow Treatment Facility Planning Module. Motion carried unanimously.**

8. Probation Period review of an employee – Mr. Zepp moved, seconded by Mr. Kammerer to approve the probation period review of the newest employee, Briana Crushong. Motion carried unanimously.

9. Reduction in financial security – Incentives – Mr. Hill indicated that preliminary field inspections were performed by his office for the purpose of verifying that the bonded items for the Incentives, LLC – Lot 12 Commerce Park project were built according to the approved Land Development Plans. Based on these inspections, the following items have been installed in accordance with the plan drawings. The item remaining to be completed is the final as-built plan that reflects the minor changes to the stormwater management system. Mr. Hill's office recommends that the Township consider a reduction in the amount of \$166,637.35 for the Incentives, LLC – Lot 12 Commerce Park project which will adjust the originally required financial security for this project from \$168,837.35 to \$2,200.00. **Mr. Kammerer moved, seconded by Mr. Zepp to authorize a reduction in the amount of \$166,637.35 for the Incentives, LLC – Lot 12 Commerce Park project. The current bond reduction total (\$166,637.35) adjusts the originally required financial security for this project from \$168,837.35 to \$2,200.00. Motion carried unanimously.**

Land Use Reviews:

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

Following the Planning Commission meeting in which conditional approval was recommended, revised plans were submitted to the Township. Wm. F. Hill & Associates issued an updated review letter dated July 1, 2020. Based on the nature of the outstanding comments and the Planning Commission's previous recommendation, Wm. F. Hill & Associates recommends conditional approval of the plan. Action will need to be taken on the waiver request that has been recommended for approval by the Planning Commission.

Mr. Zepp moved, seconded by Mr. Kammerer to approve a waiver of SALDO 117-41.C which requires sidewalk on non-residential developments in accordance with the notation added to Sheet 1 of the Plan. Motion carried unanimously.

Mr. Zepp moved, seconded by Mr. Kammerer to conditionally approve the Adams County SPCA Preliminary/Final Minor Land Development Plan pending satisfactory resolution of comments #1, 2, and 4 of the July 1, 2020 Wm. F. Hill & Assoc., Inc. review letter to be satisfied as follows:

1. SALDO 117-26.D – Financial security in the amount of \$40,862.80 must be provided to the Township in a format approved by the Township Solicitor prior to signature of the Plan.

2. SALDO 117-27.B(29) – The landowner / applicant signature must be provided prior to Plan approval.

4. 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.

Public Comment:

Tom Eyler - Mr. Eyler introduced April Bowmaster, Biglerville Fire Department and Josh Nelson, Life Team Emergency Medical Services. Biglerville has entered into a contract with Life Team to provide ALS services in Biglerville and York Springs to begin September 1, 2020. Life Team is associated with UPMC Pinnacle. Mr. Nelson spoke to a pilot plan "ET3" which is a 1) treat/stay; 2) telemedicine; and 3) approved urgent care (Express Care in New Oxford). The Board of Supervisors thanked them for their service and time.

Skip Strayer – Thanked the Road Crew for a good job on the roadside trimming this season.

Paul Smith – the farm equipment on Flickinger Road goes way too fast and they knock cars off the road into his yard. What can be done about this? Mr. Sanders stated that they understand his frustration but there is nothing the township can do.

Questions from the Press:

None.

Adjournment:

With no further business to come before the Board, Mr. Zepp moved, seconded by Mr. Kammerer to adjourn the meeting at 7:56 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, August 3, 2020 at 7:00 p.m.