

***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; Alan Zepp; and Tony Sanders.

**Public Comment/Agenda Items:**

None.

**Minutes:**

**Mr. Mauser moved, seconded by Mr. Waddell to approve the July 22, 2020 minutes as presented. Motion carried unanimously.**

**Land Use Reviews (Preliminary/Final Plans):**

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

No action was taken and the plan was tabled.

***Amblebrook Utility Lot 2 (Huntertown Road) – Final Subdivision Plan – Must act by 10/31/2020***

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.

No action was taken and the plan was tabled.

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

The proposed plan depicts the layout of the wastewater treatment facility (WWTF) improvements located on Utility Lot 1.

**Ms. Hamm moved, seconded by Mr. Hartzell to recommend approval of the request for time extension until December 10, 2020 with the understanding that a letter must be submitted prior to the Board of Supervisors meeting on Tuesday, September 8, 2020. Motion carried unanimously.**

***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 0.75 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 second review letter dated August 7, 2020.

Mr. Vranich reviewed the comments and indicated that all comments of the August 7, 2020 review letter were met except for the completion of new deeds prior to signature. **Mr. Mauser moved, seconded by Mr. Waddell to recommend conditional approval of the Weisenborn Final Subdivision conditioned upon the completion of this subdivision, new deeds be provided for all involved properties that reflect the lot line changes. Motion carried unanimously.**

***Eckert Farm*** (Lot 4A and Lot 6 – area West of Route 15) Lot addition – Preliminary/Final Subdivision Plan. **Must act by October 13, 2020**

The parent tract is located at 3 Shealer Road. The submitted Plan depicts transfer of 0.09 acres (Lot B) from 3 Shealer road (Eckert Property) to the adjacent Gettysburg Crossing, L.P. lot. There are no new lots created within this Plan. Wm. F. Hill & Assoc. issued a review letter dated August 11, 2020 and the developer is working through those comments and will come back next month with a cleaner plan.

**Old/New Business**

1. **Adams County Comprehensive Plan Update - Heritage** – The township received a letter from Adams County Office of Planning and Development advising it that they were going to begin the process of updating and amending the heritage portion of the county-wide comprehensive plan. This update is to align with the current state of heritage related land use throughout the county and to develop a long-term action plan in order to meet future goals and objectives for historic preservation.

2. **SALDO – Sidewalks** – Mr. Vranich prepared two (2) draft maps for review by the Commission this evening. The Comp Plan map is very similar to the Primary and Secondary Designated Growth Areas from the Comprehensive Plan. This does not include the area along Route 116 or inside Lake Heritage and does not include all of the Amblebrook Development. The Sample Plan is just a second view of a potential sidewalk area, which again, does not include Route 116 or Lake Heritage. This one is shortened

along Route 30 to the intersection of Granite Station Road. Plank's Field has been removed from the sidewalk area since that development is all built out. The sidewalk area is extended west to the creek crossing on Shriver's Corner Road. Shortened the sidewalk area on Route 394 back from the Coleman Road intersection back to the 'village area'. Included all of Amblebrook Development as well as included the area along Hunterstown Road to connect in with the sidewalk area around Shealer Road. Removed Granite Station Road from the sidewalk area. After some discussion **Mr. Hartzell moved, seconded by Ms. Kimble to authorize Mr. Vranich to prepare a draft map consistent of all areas required by SALDO. Motion carried with Ms. Hamm not voting.**

3. ***Nuisance Ordinance*** – The Nuisance Ordinance has been reviewed by the Township Solicitor and the Commission reviewed the comments and made appropriate changes. Mr. Schake pointed out to the Commission that this Nuisance Ordinance is very lengthy and a very specific document compared to other townships. Not that this is necessarily a problem, but it is worth noting that a nuisance ordinance does not need an exhaustive list of every possible nuisance scenario that could pop up. Having a general, catch-all definition for nuisances, in addition to some of the specific items, still vests the Code Official with the necessary discretion and flexibility to respond to certain items as he deems fit. The open burning and noise ordinances could be stand-alone ordinances.

The Commission took the draft revised Nuisance Ordinance document and went through each of the comments and made some more revisions. The Commission will pass this document onto the Board of Supervisors for their review and authorization to move it forward to the Adams County Office of Planning and Development and back to this Commission.

**Public Comment:**

Mr. Strayer questioned the progress on the weed control at the property on Route 116. He was informed that this should be cleaned up within the week.

Mr. Strayer also questioned The Danial Lady Farm having an event at their property this past weekend. He was informed that they did have a hearing last week before the Zoning Hearing Board and were given permission to hold the event.

**Adjournment**

**Mr. Waddell moved, seconded by Mr. Mauser to adjourn the meeting at 8:50 p.m. Motion carried unanimously.**

**NEXT MEETING:** SUPERVISORS: September 8, 2020  
PLANNING COMMISSION: September 23, 2020

Respectfully Submitted,

Robin K. Crushong, Office Manager/Secretary-Treasurer