

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; Brandon Guiher, KPI Technologies; and Tony Sanders.

Public Comment/Agenda Items:

None.

Minutes:

Mr. Mauser moved, seconded by Mr. Waddell to approve the August 26 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. The Wm. F. Hill & Assoc. letter dated September 15, 2020 has one comment to get owner/developer's acknowledgement before signature of the Board of Supervisors on the plans.

Ms. Hamm moved, seconded by Mr. Waddell to recommend conditional approval of the Amblebrook Utility Lot 2 Final Subdivision Plan pending satisfactory resolution of all outstanding comments of the September 15, 2020 Wm. F. Hill & Assoc., Inc. review letter. Motion carried unanimously.

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.

The Straban Township Planning Commission recommended conditional approval based on the review letter of Wm. F. Hill & Assoc., Inc. dated September 21, 2020 to be satisfied as follows:

1. SALDO 117-26.D – Financial security in the amount of \$35,000.00 must be provided to the township for the removal of the impervious area associated with the Martin Farmstead.
2. SALDO 117-27.B(28) – The Owner / Developer’s Acknowledgement must be signed by the Owner prior to Final Plan approval.
3. SALDO 117-44 – This section establishes the requirements for E&S Plan / NPDES Permit approvals. Confirmation must be provided by the Adams County Conservation District that these revisions have been approved as an NPDES Permit modification.

Mr. Mauser moved, seconded by Mr. Waddell. Motion carried unanimously.

Eckert Farm (Lot 4A and Lot 6 – area West of Route 15) Lot Addition – Preliminary/Final Subdivision Plan – **Must act by 11/13/2020**

The parent tract is located at 3 Shealer Road. The submitted Plan depicts the 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.

Mr. Vranich reviewed the comments of the September 17, 2020 review letter and indicated that they were minor conditions.

The Straban Township Planning Commission recommended conditional approval based on the review letter of Wm. F. Hill & Assoc., Inc. dated September 17, 2020 to be satisfied as follows:

1. The following signatures must be provided prior to signature of the Plan by the Township:
 - a. SALDO 117-27.B(3)&(8) – The seal and signature of the registered surveyor
 - b. SALDO 117-27.B(29) – Signature of both Landowners
2. SALDO 117-20.A – All Sewage Facilities Planning approval must be obtained prior to Final Plan approval. It appears that a Request for Planning Waiver and Non-Building Declaration would be appropriate for this project.
3. SALDO 117-38.D – All property corners shall be bonded items or field verified prior to Supervisors’ signatures being added to the Plans.
4. Following the completion of this subdivision, it is recommended that new deeds be provided for all involved properties that reflect the lot line changes.

Mr. Waddell moved, seconded by Mr. Mauser. Motion carried unanimously.

Weaver Auto – (30 Cavalry Field Road) – Final Land Development Plan – **Must act by 12/08/2020**

The proposed plan depicts the redevelopment of the property located at 30 Cavalry Field Road from a single-family residence to an auto body repair shop. Also included in this plan is the construction of all related infrastructure, including access drives, parking area, stormwater management facilities, and related appurtenances. Mr. Vranich indicated that there are a number of comments concerning parking and stormwater management that need to be addressed.

TKC CCXXX – Gettysburg Shopping Center (York Road/Smith Road) Revised Preliminary Plan – **Must act by 12/09/2020**

This is a Revised Preliminary Land Development Plan for the TKC CCXXX – Gettysburg Shopping Center project that was conditionally approved earlier this year. The proposed plan depicts the development of the property located at 1530 York Road into a shopping center and the creation of one new lot at the corner of Smith Road and York Road. Due to the change in scope of this project from the original preliminary plan, a new zoning hearing application will need to be filed for a special exception and any appropriate variances that are necessary for this project. There are a few comments for them to work through on this project.

Old/New Business

1. **SALDO – Sidewalks** – Mr. Sanders, representing the Board of Supervisors, presented a draft map outlining what the Board of Supervisors discussed as what they would like to see concerning sidewalk revision. They would like to see Land Development Plan with NO WAIVER allowed for the Route 30 corridor from the Borough line out to Granite Station Road; Shealer Road to Boyd’s School Road down to creek/municipal boundary; and Old Harrisburg Road in front of the Gettysburg High School. Waiver’s would still be available even though this area is not realistic it could happen. This would be Old Harrisburg Road; Hunterstown Road and Granite Station Road. Absolutely no sidewalks on Riley Road; Flickinger Road, Moose Road or Smith Road. Outside of the marked areas no waivers, no sidewalks required. Any residential development will require internal sidewalks. Mr. Vranich and Mr. Schake will work on preparing a map and text language to this effect.

Public Comment:

Mr. Strayer questioned the progress on the weed control at the property on Route 116. Mr. Schake commented that he is working with a mortgage company to get this property mowed. This has proven to not be an easy task. We will continue to work on this until the property is in compliance.

Adjournment

Mr. Waddell moved, seconded by Mr. Mauser to adjourn the meeting at 8:10 p.m. Motion carried unanimously.

NEXT MEETING: SUPERVISORS: October 5, 2020
PLANNING COMMISSION: October 28, 2020

Respectfully Submitted,

Robin K. Crushong, Office Manager/Secretary-Treasurer