

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.; Bill Smith and Tom Eyler.

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 Monday, November 2, 2020; Planning Commission meeting on October 28, 2020; Recreation Board meeting on November 16, 2020. There were no other meetings.

**Public Comment:**

None.

**Minutes:**

Mr. Kammerer moved, seconded by Mr. Zepp, to approve the September 8, 2020 meeting minutes as presented. Motion carried unanimously.

**Approve Bills:**

Mr. Zepp moved, seconded by Mr. Kammerer, to approve the September 10, 2020 and September 30, 2020 bills for payment. Motion carried unanimously.

**Reports:**

None.

**Correspondence:**

Ms. Crushong announced the following:

- Minutes of the Gettysburg Municipal Authority Board of Directors Meeting on August 17, 2020
- Minutes of the White Run Regional Municipal Authority Board Meeting on August 19, 2020

**Appearance:**

None.

**Old/New Business:**

1. **Advertisement for Budget Workshop – Mr. Kammerer moved, seconded by Mr. Zepp to set and advertise the Budget Workshop to prepare the 2021 Budget for Wednesday, October 21, 2020 at 5:30 p.m. Motion carried unanimously.**

**Land Use Reviews:*****Amblebrook Utility Lot 2* – Final Subdivision Plan (Hunterstown Road) – **Must act by 10/31/20****

The proposed plan depicts the official subdivision of the lot that contains the water treatment facility and future water tank for the Amblebrook community. This lot was depicted within the approved overall Preliminary Plan for the project.

The Planning Commission reviewed the revised plan and recommended conditional approval.

**Mr. Zepp moved, seconded by Mr. Kammerer to conditionally approve the Amblebrook Utility Lot 2 Final Subdivision Plan conditioned upon the comment outlined in the September 15, 2020 Wm. F. Hill & Assoc., Inc. review letter be satisfied. Motion carried unanimously.**

***Amblebrook Utility Lot 1* (Hunterstown Road) - Final Land Development Plan **Must act by 10/06/20****

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. It should be noted that the increased impervious area due to the revised WWTF site layout will be offset by the removal of the Martin farmstead buildings and impervious area.

The Planning Commission reviewed the revised plan and recommended conditional approval.

**Mr. Zepp moved, seconded by Mr. Kammerer to conditionally approve the Amblebrook Utility Lot 1 Final Land Development Plan conditioned upon the comments outlined in the September 15, 2020 Wm. F. Hill & Assoc., Inc. review letter 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.

**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 the residual Eckert Farm (Lot 6) to Lot 4 of the Lincoln Commons Development (Shopping Center Lot). The purpose of this Plan is to satisfy an agreement between Lincoln Commons and the Eckerts as it relates to potential future development of the Eckert tract (nothing known or proposed at this time). There are no new lots created within this Plan.

The Planning Commission has reviewed this Plan and recommended Conditional Approval pending satisfactory completion of all outstanding comments within the September 17, 2020 review letter of Wm. F. Hill & Assoc., Inc. The Planning Commission also approved the signature of the Sewage Facilities Planning Non-Building Waiver upon receipt from the Township Sewage Enforcement Officer.

**Mr. Zepp moved, seconded by Mr. Kammerer to approve the signature of the Sewage Facilities Planning Non-Building Waiver upon receipt of the signed copy from the Township Sewage Enforcement Officer and Planning Commission. Motion carried unanimously.**

**Mr. Zepp moved, seconded by Mr. Kammerer to conditionally approve the Eckert Farm Preliminary/Final Subdivision Plan pending satisfactory completion of all outstanding comments within the September 17, 2020 Wm. F. Hill & Assoc., Inc. review letter 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.

**Motion carried unanimously.**

**Public Comment:**

**Tom Eyler** - Mr. Eyler informed the Board and residents present that conditions are very, very dry right now and people will be starting to burn leaves. He is not aware of a burn ban in the County.

He also wanted the Board to know that he has equipment at his place if the township would need help during emergency, he would be willing to help.

The Board thanked him for his offer.

**Questions from the Press:**

None.

**Adjournment:**

With no further business to come before the Board, Mr. Zepp moved, seconded by Mr. Sanders to adjourn the meeting at 7:08 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, November 2, 2020 at 7:00 p.m.**