

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; Assistant Secretary Briana Crushong; Township Engineer Bill Hill; and Solicitor Sam Wiser.

Others in attendance were: Daniel Joseph Herfel, Eric Wells, Rich Leathery, and Bill Smith.

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, December 7, 2020; Planning Commission meeting on November 18, 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 October 5, 2020 meeting minutes as presented. Motion carried unanimously.

Approve Bills:

Mr. Zepp moved, seconded by Mr. Kammerer, to approve the October 15, 2020 and October 31, 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 September 21, 2020
- Minutes of the White Run Regional Municipal Authority Board Meeting on September 16, 2020
- Adams Regional EMS reports for September with 72 calls
- Gettysburg Fire Department reports for September with 13 calls
- United Hook & Ladder reports for September with 3 calls

- Notice that Donald McKnight will be retiring at the end of his term on January 1, 2021.

Appearance:

Eric Wells – 230 Stone Jug Road – Alternate System

Smith's Septic will be installing a new system that is based on eco-flow. This will replace the sand that is normally in sand mounds with coconut shell. This system is approved by DEP and Dean Shultz. This system uses less electricity, cost efficient and a pump to allow the flow to begin and cut off.

Old/New Business:

1. Advertisement for public review of 2021 Budget – Mr. Sanders moved, seconded by Mr. Kammerer to advertise the 2021 Budget for public review. Motion carried unanimously.

2. Authorizing the signing of the Installation and Maintenance Agreement for an Alternate Coco Biofilter, at-grade Absorption Bed Wastewater Disposal System for Eric Wells – Mr. Sanders moved, seconded by Mr. Zepp to approve the Alternate system. Motion carried unanimously.

3. Seasonal closing of Culp Road – Mr. Sanders moved, seconded by Mr. Kammerer to close Culp Road from November 16, 2020 to March 29, 2021. Motion carried unanimously.

4. Planning Waiver & Non-Building Declaration for Egloff -Coleman Rd; Egloff – Sibert Rd; Kammerer; and Schumm – Adams Solar project – Mr. Kammerer made the following statement:

Pursuant to the Ethics Act, I am disclosing that I have a conflict of interest regarding the Richard Kammerer Jr., et. al “Request for Planning Waiver & Non-Building Declaration” presently before this Board. Specifically, I, along with family members, own real estate within the Township and have entered into a lease agreement with Adams Solar to place solar facilities on our property, and intend to subdivide our property to effectuate the Adams Solar Land Development Plan. The Applicant, of which I am a part, requests the Township Board of Supervisors approve a Planning Waiver from the requirement to submit a Sewage Facilities Planning Module, which request is the action item that is presently before this Board.

As required by the Ethics Act, I am publicly disclosing my conflict of interest, filing a written memorandum regarding the same with the Township Secretary, and recusing myself from this matter, taking no part in the deliberation or vote on the matter.

Mr. Zepp moved, seconded by Mr. Sanders to approve the signing of the Request for Planning Waiver & Non-Building Declarations for Egloff – Coleman Road; Egloff – Sibert Road; Kammerer; and Schumm of the Adams Solar Project. Motion carried with Mr. Kammerer recusing himself.

Land Use Reviews:

Mark Gettysburg – Preliminary/Final Land Development Plan (York Road and Hanover Road)
– **Must act by 11/14/20**

The proposed plan depicts the subdivision of several properties generally located between York Road and Hanover Road just to the east of the Gettysburg Borough line. Also included in this plan development is the newly created Lot 8 into a large retail building and all related infrastructure, including access drives, parking area, stormwater management facilities, and related appurtenances.

The Planning Commission recommended acceptance of a time extension from the applicant to extend the action deadline to April 30, 2021, however, this would be the last extension accepted unless the applicant provides the Township with a written progress report or resubmission of the Plans in advance of the next extension. It is noted that the last review letter was dated November of 2018.

Mr. Zepp moved, seconded by Mr. Sanders to accept the time extension for the Mark Gettysburg Associates, L.P. Preliminary/Final Land Development Plan, which extends the action deadline to April 30, 2021 with the condition that this would be the last extension accepted unless the applicant provides the Township with a written progress report or resubmission of the Plans in advance of the next extension. Motion carried unanimously.

Joseph L. Herfel Jr. (860 and 916 Hunterstown – Hampton Rd) - Final Subdivision Plan
Must act by 01/20/2021

The subject properties are located at 860 and 916 Hunterstown-Hampton Road. The submitted Plan depicts the lot addition of lots 5B and 5C to the Daniel Herfel property (860 Hunterstown-Hampton Road) over a period of two (2) years due to Clean and Green. 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 October 13, 2020 review letter from Wm. F. Hill & Assoc., Inc. The Planning Commission also approved the signature of the Sewage Facilities Planning Non-Building Waiver.

Mr. Herfel delivered the draft descriptions for the deeds; however, these do not satisfy the condition in the letter dated October 13, 2020. Mr. Zepp requested that this matter be tabled until next month wherein all the conditions may be met. **Mr. Sanders moved, seconded by Mr. Zepp to table this plan until next month. Motion carried unanimously.**

Public Comment:

Bill Smith – He asked if the property for sale on Hunterstown Rd by Hunters Crossing could be hooked up to GMA sewer if it wasn't already. The board mentioned that Hunters Crossing does have GMA sewage, but to hook up to GMA the owners of the new property would need to ask if they can and pay the cost themselves.

Mr. Smith also asked about the property on Flickinger Rd where the trailer that was sitting there burned down, could another trailer be put back in there. The board advised he contact the Zoning Officer.

Questions from the Press:

None.

Adjournment:

With no further business to come before the Board, Mr. Kammerer moved, seconded by Mr. Zepp to adjourn the meeting at 7:32 p.m. this date.

Respectfully submitted,

Briana Crushong
Assistant Secretary

The next regularly scheduled meeting for the Board of Supervisors of Straban Township will be held on Monday, December 7, 2020 at 7:00 p.m.