

***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 Shannon Schake, Zoning Officer. Chairman John Hartzell; Vice Chairman George Mauser; Member Chad Waddell; and Member Sharon Hamm were present in-person at the township meeting room. Township Engineer Erik Vranich was present in-person. Secretary Patt Kimble was not present.

Others in attendance: Matthew Sharrer, Ag Com, Inc.

**Public Comment/Agenda Items:**

None.

**Minutes:**

**Mr. Mauser moved, seconded by Mr. Waddell to approve the October 28, 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***

Nothing new. Mr. Vranich told the Commission members that the Board of Supervisors accepted their recommendation from last month to require a written detailed progress report or a resubmission of the plans prior to any other time extensions.

***Weaver Auto – (30 Cavalry Field Road) – Final Land Development Plan – Must act by 12/09/2020***

**Ms. Hamm moved, seconded by Mr. Waddell to recommend approval of a request for time extension date specific a few days after a Board of Supervisors meeting with the understanding that a letter must be submitted prior to the Board of Supervisors meeting on Monday, December 7, 2020. Motion carried unanimously.**

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

**Mr. Mauser moved, seconded by Ms. Hamm to recommend approval of the request for time extension to April 12, 2021 in accordance with the letter from PennTerra dated November 16, 2020. Motion carried unanimously.**

**Ag Com, Inc.** – Preliminary/Final Land Development Plan (1585 Granite Station Road) – **Must act by 02/16/2021**

The subject property is located at 1585 Granite Station Road. The proposed Land Development involves the construction of a parts building that is accessory to the existing manufacturing/industrial use of the property.

**Mr. Hartzell moved, seconded by Mr. Mauser to approve a waiver of SALDO 117-41.C to defer the installation of sidewalk on the property in accordance with the notation to be added to Sheet 1. Motion carried unanimously.**

Mr. Vranich indicated that he received a revised plan digitally but has not had a chance to review it. A number of the comments are probably taken care of; however, he did not get a chance to confirm prior to tonight's meeting. With that said, if the Planning Commission conditionally approves the plan tonight, Mr. Vranich will review the plan and comment letter and prepare a new review letter for the Board of Supervisors on Monday, December 7, 2020 outlining the conditions still to be met prior to signature of the plan by the Planning Commission and the Board of Supervisors.

**The Straban Township Planning Commission recommended conditional approval based on the review letter of Wm. F. Hill & Assoc., Inc. dated November 10, 2020 to be satisfied with a final plan review by Wm. F. Hill & Assoc. office prior to the December 7, 2020 meeting as follows:**

1. ZO 140-13 .C - The height of the proposed parts building must be added to the Plan to confirm compliance with this section.
2. ZO 140-36 - Confirmation must be provided that the FEMA floodplains depicted on the Plan are reflective of the recently updated FEMA Mapping on July 22, 2020.
3. ZO 140-52 - This Plan depicts the relocation of several truck parking spaces. The new location of the truck parking spaces appears to be too tight for trucks to maneuver into or out of the spaces with the relatively narrow drive aisle. Additionally, it appears that these spaces will interfere with truck traffic entering or exiting the Rail/Truck Unloading Building. Alternate locations for these truck parking spaces must be considered.
4. ZO 140-53 - It is assumed there will be no additional signage associated with this project, however, any and all signage must be submitted for review and approval by the Township Zoning Officer.
5. SALDO 117-20.B, 117-46 - Submission of an Erosion and Sedimentation Control Plan to the Adams County Conservation District is required. It is recommended that approval by the ACCO be obtained.

6. SALDO 117-26.D - A financial security estimate must be provided, approved, and bonded prior to Final Plan approval. Financial security should be provided for any and all improvements required by the Straban Township Ordinances. These items include but are not limited to:

- Erosion Control Measures
- Landscaping
- Lighting

7. SALDO 117-27.B(10) - The bearings and distances for the overall property must be made more clear and legible. It is difficult to read the values.

8. SALDO 117-27.B(29) - All Owners' signatures shall be added to the Final Plans prior to signature by the Supervisors.

9. SALDO 117-27.B(29) - The list of all prior zoning approvals and/or certificates of non-conformance must be provided on the Plan.

10. SALDO 117-27.B(30) - The Township Supervisors Signature block should be revised to state: "The Supervisors of Straban Township hereby approve the Land Development Plan as shown hereon this \_\_\_ day of \_\_\_\_\_, 20\_\_ . All conditions of approval satisfied this \_\_\_ day of \_\_\_\_\_, 20\_\_"

11. SALDO 117-41.C - The section requires the installation of sidewalk for all non-residential uses. A waiver was previously granted for this property, however the Waiver will need to be requested again for this project.

12. SALDO 117-50 - Recreation land and/or fees are required for the Development.

13. The comments of the Adams County Office of Planning and Development should be considered prior to Plan approval.

14. This project may be subject to impact fees for transportation capital improvements. Our office will contact the Straban Township Traffic Engineer to determine if any additional traffic impact fees are required for this project.

15. It appears that there is an existing smaller building on the north side of the rail/truck unloading building. It must be clarified whether this building will be removed/relocated and what the building is currently used for.

16. It is noted that this project is not proposing any new impervious area as the building is being constructed over existing impervious area. Therefore, no additional stormwater management planning is required. Since no stormwater management is proposed as part of this Plan, the stormwater management acknowledgement blocks and approval blocks should be removed from Sheet 1.

**Ms. Hamm moved, seconded by Mr. Waddell. Motion carried unanimously.**

### **Old/New Business**

**SALDO – Sidewalks** – Mr. Vranich reached out to the township Solicitor who recommended that the Board of Supervisors develop a written policy regarding sidewalk installation/deferral/etc., and then adopt the Sidewalk Policy and Sidewalk Map by resolution. Then the SALDO would simply be amended to incorporate by reference the Sidewalk Policy and Sidewalk Map, rather than laying out all the detailed provisions in the SALDO itself. The Board of Supervisors would authorize the SALDO revision by Ordinance that is advertised and a public hearing held. The resolution could be changed without having to go through advertisement and hearings. The Planning Commission was concerned about this procedure and would like to see a memorandum from the Solicitor assuring its legality of this procedure. The Commission asked where this resolution would be kept, would it be on e-code; as an attachment to the ordinance. The Planning Commission suggested having it referenced in the SALDO and also having a stand-alone sidewalk ordinance.

**Ms. Hamm moved, seconded by Mr. Waddell to recommend to the Board of Supervisors the sidewalk policy language and sidewalk map to either be inserted within the SALDO, not by resolution, or prepared as a stand-alone sidewalk ordinance adding wording about what rules in the SALDO following all procedures of requesting Adams County Office of Planning and Development review, advertising and public hearing. Motion carried unanimously.**

**Public Comment:**

None.

Mr. Vranich informed the Commission that he has received the plan pages for Adams Solar for final review.

Amblebrook Development has been issued 58 Land Use Permits to date. At 100 permits they will need to have the sewer hooked up or the township will not be issuing any further permits until this is done.

**Adjournment**

**Mr. Mauser moved, seconded by Mr. Waddell to adjourn the meeting at 8:15 p.m. Motion carried unanimously.**

**NEXT MEETING:** SUPERVISORS: December 7, 2020  
PLANNING COMMISSION: December 16, 2020

Respectfully Submitted,

Robin K. Crushong, Office Manager/Secretary-Treasurer