

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 Robin Crushong; Township Engineer Bill Hill; and Solicitor Sam Wiser.

Others in attendance were: Tom Eycler, Terry Sheldon and Elaine McKnight.

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, January 4, 2021; Planning Commission meeting on December 16, 2020; Recreation Board meeting on January 19, 2021. There was an executive session to consider the purchase/acquisition of the necessary right of way for Camp Letterman Drive, per Section 708(a)(3).

### **Public Comment:**

None.

### **Minutes:**

Mr. Kammerer moved, seconded by Mr. Zepp, to approve the November 2, 2020 meeting minutes as presented. Motion carried unanimously.

### **Approve Bills:**

Mr. Zepp moved, seconded by Mr. Kammerer, to approve the November 12, 2020 and November 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 October 19, 2020
- Heidlersburg Fire Department reports for October with 3 calls
- Gettysburg Fire Department reports for October with 9 calls
- United Hook & Ladder reports for November with 5 calls
- Heidlersburg Area Civic Assoc Fire Company report for tax year ending 2019

- Compliance Audit for Biglerville Hose & Truck Co. #1 Volunteer Firefighter's Relief Association for the period of January 1, 2017 to December 31, 2019
- Minutes of the White Run Regional Municipal Authority Board meeting on October 21, 2020. Donald McKnight represents Straban Township and his term expires December 31, 2020. He will not be renewing his term.
- Adams County Bylaws for the Act 32 Tax Collection Committee most recently revised November 4, 2020

### **Appearance:**

Virtually, by telephone, Donnie Johnson, Mike McHugh and Ian Evans with Pattern Energy introduced themselves to the Board of Supervisors.

Mr. Johnson prepared a 15-page power point presentation that was reviewed with the Board and residents present introducing the company, their commitments, their global portfolio and an overview of the proposed project to take place in Straban and Tyrone Townships. This project is proposed on 700-1,000 acres of land with 70 MW of electricity, enough to power about 17,000 homes. They are now in the development phase of the project and hope to be in the construction phase by the end of 2021 early 2022 with operations beginning in 2022. They will need to request a redistricting (map amendment) of 3 small parcels to R-1. These parcels would be adjacent to other existing R-1 parcels in the project.

### **Old/New Business:**

- 1. Adoption of 2021 Budget – Mr. Kammerer moved, seconded by Mr. Zepp to adopt the 2021 Budget.** Mr. Sanders indicated that this budget has no tax increase. **Motion carried unanimously.**
- 2. Set the Reorganizational Meeting of the Board of Supervisors and the Auditors – Mr. Zepp moved, seconded by Mr. Sanders to set the Reorganizational meeting for the Board of Supervisors for Monday, January 4, 2021 beginning at 6:30 p.m. with the regular meeting beginning at 7:00 p.m. and the Township Auditors for Tuesday, January 5, 2021 beginning at 7:00 p.m. and authorize the advertisement of these meetings. Motion carried unanimously.**
- 3. Advertisement for Intent to Appoint a CPA to perform the 2020 Audit – Mr. Kammerer moved, seconded by Mr. Zepp to authorize the advertisement for the intent to appoint a certified or competent public accountant or firm to perform the 2020 Audit. Motion carried unanimously.**
- 4. Sidewalk Revisions – Mr. Zepp moved, seconded by Mr. Kammerer to authorize the Solicitor and Engineer to prepare the final ordinance documents to incorporate the sidewalk revisions into the SALDO (117) and Street/Sidewalk Ordinance (112)**

**to then be forwarded to the Planning Commissions for review and comment. Motion carried unanimously.**

**5. Nuisance Ordinance** – Solicitor Wisner indicated that this ordinance is not required to go to the Adams County Office of Planning and Development for review. The Board can request that they review it, however, with the slim staff that they currently have, they may indicate that they do not wish to review. **Mr. Zepp moved, seconded by Mr. Kammerer to forward the draft Nuisance Ordinance to the Solicitor and Engineer for final review before sending to the Straban Township Planning Commission Board for review and comment. Motion carried unanimously.**

**6. Resolution No. 2020-11 formalizing eligibility for inclusion into certain township-paid insurance plans for non-working Board of Supervisors** – Mr. Sanders moved, seconded by Mr. Zepp to adopt Resolution No. 2020-11 which formalizes the eligibility for inclusion into certain township-paid insurance plans for non-working Board of Supervisors. Motion carried unanimously.

**7. Board of Supervisors Request to be included in Township-Paid Insurance Plans** – Mr. Sanders moved, seconded by Mr. Zepp to accept the request of Alfred E. Kammerer to be included in the Township-Paid dental insurance plan; and to accept the request of Alan N. Zepp to be included in the Township-Paid dental and vision insurance plans. Motion carried unanimously.

**8. Resignation of Sharon Hamm** – It is with great regret that the Board of Supervisors accept the resignation of Sharon Hamm. Ms. Hamm served the township for the past 15 years; 12 years as a Board of Supervisor and 9 years as a Planning Commission member. She served the township very well and was a valuable asset to the township. All the Board of Supervisors voiced their appreciation for her service to the township. Ms. Hamm will be missed. **Mr. Zepp moved, seconded by Mr. Kammerer to regretfully accept the resignation of Sharon Hamm from the Planning Commission Board. Motion carried unanimously.**

#### **Land Use Reviews:**

***Weaver Body Shop*** – Preliminary/Final Land Development Plan (30 Cavalry Field Road) – **Must act by 12/09/20**

**Mr. Zepp moved, seconded by Mr. Kammerer to accept the time extension for the Weaver Body Shop Preliminary/Final Land Development Plan, which extends the action deadline to March 9, 2021. Motion carried unanimously.**

***TKC CCXXX*** – Gettysburg Shopping Center - Revised Preliminary Land Development Plan (York Road/Smith Road) – **Must act by 12/09/20**

**Mr. Zepp moved, seconded by Mr. Kammerer to accept the time extension for the TKC CCXXX Revised Preliminary Land Development Plan, which extends the action deadline to April 12, 2021. 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.

Since the last Board of Supervisors meeting, updated, signed plans were provided to the engineer that addressed many of the outstanding comments. Draft deeds were provided that are acceptable.

**Mr. Zepp moved, seconded by Mr. Kammerer to approve the signature of the Sewage Facilities Planning Non-Building Waiver. Motion carried unanimously.**

**Mr. Zepp moved, seconded by Mr. Kammerer to conditionally approve the Joseph L. Herfel Jr. Final Subdivision Plan pending satisfactory completion of all outstanding comments within the Wm. F. Hill & Assoc., Inc. letter dated October 13, 2020 as follows:**

1. ZO 140-7.C – Lot 5C does not meet the minimum lot width or frontage requirements as a standalone lot. We acknowledge the purpose of this subdivision and splitting Lots 5B and 5C at this time. In order to accomplish this subdivision in an acceptable manner without going through two separate subdivision approvals, the following must be performed:
  - a. A copy of the sales agreement for the transfer of land to Daniel Herfel must be provided to confirm that both parties have agreed to transfer both Lots 5B and 5C.
  - b. The lot line linetypes must be revised to show a bold line around the entire Lot 5B, 5C, and the existing Daniel Herfel property (including L17) with the shared lines that will be extinguished being lightened.
  - c. Notation must be added to the Plan stating "Until such time that Lot 5C is conveyed to the Daniel Herfel property, Lot 5C shall be considered an integral

- part of the Daniel Herfel property that cannot be separated or conveyed individually without prior approval by Straban Township. At no time shall Lot 5C be considered a standalone lot. In the event that Lot 5C is not conveyed to the Daniel Herfel property within 18 months of the date of signature of this Plan by the Township Supervisors, Lot 5C shall remain an integral part of Lot 5 unless a new Subdivision Plan is presented to the Township for review and approval.”
- d. Upon conveyance of Lot 5C to the Daniel Herfel property, a final, consolidated deed must be recorded that reflects the new, overall Daniel Herfel property boundary.
  2. ZO 140-24 & 27 – A Certificate of Non-Conformance must be obtained for the existing house and garage on the Daniel Herfel property. These structures are within the front and side setback lines and it is noted that, with respect to the garage, the degree of non-conformity will be reduced as a result of this subdivision. In addition, it is noted that there are several non-conforming buildings on the residual tract (Lot 5). It is recommended that certificates of non-conformance be applied for as it relates to these buildings.
  3. 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.
  4. SALDO 117-27.B(29) – The owners’ notarized signatures must be provided on the Plans. In addition, Sheet 1 should be revised to clearly state which landowner owns which lot (Lot 5 or Lot A).
  5. SALDO 117-38.D – All property corners shall be bonded items or field verified prior to Supervisors’ signatures being added to the Plans.
  6. The comments of the Adams County Office of Planning and Development should be considered prior to Plan approval.
  7. Following the completion of this subdivision, new deeds must be provided for all involved properties that reflect the lot line changes.
  8. The Township Supervisors Signature block should be revised to state:  
“This plan shown hereon is hereby approved by the Straban Township Board of Supervisors this \_\_\_ day of \_\_\_\_\_, 20\_\_\_. All conditions of approval satisfied this \_\_\_ day of \_\_\_\_\_, 20\_\_\_.”
  9. Based on the nature of this subdivision it is highly recommended that the applicant consult with the local administrators of the Clean and Green program to ensure that the proposed subdivision will not trigger back taxes on the parent tract.

**Motion carried unanimously.**

***Agricultural Commodities, Inc.*** – Preliminary/Final Land Development Plan – Parts Building (1585 Granite Station Road) – **Must act by 2/16/21**

The proposed Land Development involves the construction of a parts building that is accessory to the existing manufacturing/industrial use of the property.

The Planning Commission has reviewed the Plans and recommended conditional approval pending satisfactory completion of all outstanding comments within the November 10, 2020 review letter from Wm. F. Hill & Assoc., Inc. Subsequent to that meeting, revised plans were submitted that addressed many of the conditions of an approval and a revised letter was issued by the engineer on December 2, 2020 which contained only two outstanding comments and one waiver request.

**Mr. Zepp moved, seconded by Mr. Kammerer to approve the following waiver as outlined in Wm. F. Hill & Assoc., Inc. letter dated December 2, 2020:**

2. SALDO 117-41.C – This section requires the installation of sidewalk for all non-residential uses. The applicant has requested a **WAIVER** of this section. The Planning Commission recommended approval of the waiver and appropriate notation has been added to the Plan.

**Motion carried unanimously.**

**Mr. Zepp moved, seconded by Mr. Kammerer to conditionally approve the Agricultural Commodities, Inc. Preliminary/Final Land Development Plan for the Parts Building Project pending satisfactory completion of all outstanding comments within the Wm. F. Hill & Assoc., Inc. letter dated December 2, 2020 as follows:**

1. SALDO 117-26.D - Financial security in the amount of \$6,160.00 must be provided to the Township in a format acceptable to the Township Solicitor prior to Final Plan approval.
3. SALDO 117-50 – Recreation land and/or fees are required for the Development.

**Motion carried unanimously.**

**Public Comment:**

**Tom Eyler** – Wished everyone a Merry Holiday and to stay safe.

**Elaine McKnight** – She provided the Board and the Solicitor with information concerning the gentlemen that is flying his plane and doing acrobatic tricks over her house. She asked for the Board of Supervisors to pass a noise ordinance. The State Police cannot do anything without an ordinance. She has been working on this for many years and is at her wits end. She thanked the Board for their time and attention to this matter.

**Questions from the Press:**

None.

**Adjournment:**

With no further business to come before the Board, Mr. Zepp moved, seconded by Mr. Kammerer to adjourn the meeting at 8:00 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, January 4, 2021 at 7:00 p.m.**