

STRABAN TOWNSHIP PLANNING COMMISSION

John Hartzell, George Mauser, Patt Kimble, Chad Waddell, Vacant

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 Pat Kimble, Secretary and Shannon Schake, Zoning Officer. Chairman John Hartzell; Vice Chairman George Mauser and Member Chad Waddell were present in-person at the township meeting room. Township Engineer Erik Vranich was present in-person.

Others in attendance in person: Len Dick; Ken Scott, Beyond All Boundaries; Alan Zepp; Freddie Joye, Jr.; and Peter Martin.

Public Comment/Agenda Items:

Freddie Joye – He is interested in information concerning the Mark Gettysburg project. He lives in that area and they bought the house not realizing what was being planned for this area. Mr. Hartzell indicated that he would be welcome to come into the office to speak with Shannon Schake, the Zoning Officer and review the plans that are on file. Mr. Vranich indicated that these plans are about 2 years old and the developer has been put on notice that there will be no further extension until a detailed progress report or a resubmission of the plans was received by the township on the project.

Reorganization of Planning Commission:

Mr. Hartzell called for nominations for the Chair position. Mr. Waddell and Ms. Kimble both nominated Mr. Hartzell. Mr. Hartzell called for the closing of the nominations. Mr. Waddell moved, seconded by Ms. Kimble to close the nominations. **Mr. Waddell moved, seconded by Mr. Mauser to appoint Mr. Hartzell as Chair. Motion carried unanimously.**

Mr. Hartzell called for nominations for the Vice-Chair position. Mr. Waddell and Ms. Kimble both nominated Mr. Mauser. Mr. Hartzell called for the closing of the nominations. Ms. Kimble moved, seconded by Mr. Waddell to close the nominations. **Mr. Waddell moved, seconded by Mr. Hartzell to appoint Mr. Mauser as Vice-Chair. Motion carried unanimously.**

Mr. Hartzell called for nominations for the Secretary position. Mr. Mauser and Mr. Waddell both nominated Ms. Kimble. Mr. Hartzell called for the closing of the nominations. Mr. Mauser moved, seconded by Mr. Waddell to close the nominations. **Mr. Mauser moved, seconded by Mr. Hartzell to appoint Ms. Kimble as Secretary. Motion carried unanimously.**

Minutes:

Mr. Mauser moved, seconded by Mr. Waddell to approve the November 18, 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 04/30/21

Nothing new.

Weaver Auto – (30 Cavalry Field Road) – Final Land Development Plan – Must act by 03/09/2021

Revised plans were filed a few days ago, however, Mr. Vranich did not have a chance to review them. The review letter will be issued prior to next month and there will be discussion then.

TKC CCXXX – Gettysburg Shopping Center (York Road/Smith Road) Revised Preliminary Plan – Must act by 04/12/2021

Nothing new.

Ag Com, Inc. – Minor Final Subdivision Plan (Tyrone Twp.) (Oxford Road) – Request for Planning Waiver & Non-Building Declaration

Mr. Vranich explained that this plan is for the Ag Com, Inc. property located at 2224 Oxford Road in Tyrone Township. The majority of the AgCom property is located in Tyrone Township but a small portion of the property (about 0.6 acre) extends across Conewago Creek into Straban Township. This portion in Straban Township is not affected in any way by the proposed lot additions. The subject of the Waiver and Non-Building Declaration is a 0.186 acre parcel (designated on the plan as Lot 4) to be subdivided from property currently deeded to Barbara L. Sharrer. Approximately 2/3 of the Barbara L. Sharrer property is located in Straban Township; however, the proposed lot addition is entirely in Tyrone Township. There are no existing structures on the proposed lot addition and none are proposed.

There are existing cabins located on the Barbara Sharrer property which are being utilized as vacation cabins only and are equipped with privies for sewage disposal. No change in use or in method of sewage disposal for these cabins is proposed by this plan.

Mr. Mauser moved, seconded by Ms. Kimble to recommend the approval of the Planning Waiver & Non-Building Declaration for Ag Com, Inc. Minor Final Subdivision Plan (Tyrone Twp.). Motion carried unanimously.

Ag Com, Inc. – Preliminary//Final Subdivision Plan (Lot Consolidation) (1584 and 1596 Granite Station Road) – Must act by 04/14/2021

Mr. Vranich indicated that the parent property lies on the western side of Granite Station Road, and includes both 1584 and 1596 Granite Station Road properties. The plan depicts the consolidation of Lot

2 (33.84 acres), Lot A (0.31 acres), and Lot B (.97 acres) into one property. The review letter of Wm. F. Hill & Assoc. dated January 7, 2021 are minimal and Mr. Scott from Beyond All Boundaries submitted a revised plan this evening with these comments addressed. Mr. Vranich will try to review the plan and have a revised comment letter for the Board of Supervisors meeting on Monday night.

The Straban Township Planning Commission recommended conditional approval based on the review letter of Wm. F. Hill & Assoc., Inc. dated January 7, 2021 to be satisfied with a final plan review by Wm. F. Hill & Assoc. office prior to the Board of Supervisors meeting on February 1, 2021 as follows:

1. SALDO 117-20.A – This section establishes the requirements for Sewage Facilities Planning. It does not appear that Sewage Facilities Planning is needed for a lot consolidation however the Sewage Enforcement Officer should be contacted and any concerns addressed.
2. SALDO 117-27.B(12) – The adjacent landowner on the south side of the CSX railroad tracks must be listed on the Plan.
3. SALDO 117-27.B(27) – The GMA low pressure sewer line must be depicted on the Plan as well as any associated right-of-way or easement.
4. SALDO 117-27.B(28) – Any remaining wells on Lots A or B must be depicted on the Plan.
5. SALDO 117-27.B(29) – The Owners' notarized signatures shall be added to the Plans.
6. SALDO 117-36.B – The Straban Township wetland note, as detailed in this section, must be added to the plan.
7. The comments of the Adams County Office of Planning and Development should be considered prior to Plan approval.
8. The stone areas depicted on Lot A and Lot B must be more clearly defined. It is not possible to trace the perimeter of the stone areas as depicted.
9. Notation must be added to the Plan that Lot A and Lot B shall be considered an integral part of Lot 2 and shall not be separately sold or conveyed without prior approval by Straban Township.
10. Following the completion of this subdivision, it is recommended that a new deed be provided for the consolidated lot that reflects the final lot boundary.

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

Leonard Dick – Preliminary//Final Subdivision Plan (3000 York Road) – **Must act by 04/15/2021**

Mr. Vranich introduced this plan to the Commission. The proposed plan depicts the subdivision of the 2.62 acre parcel into two lots, each containing existing buildings. Wm. F. Hill & Assoc. review letter dated January 12, 2021 listed 24 comments. Peter Martin handed out to the Commission a response letter to Wm. F. Hill & Assoc. review letter. There were two matters that were discussed by Mr. Martin.

Comment 1. *"This plan is proposed to separate two existing uses on one lot into two uses on two lots. The Plan must demonstrate that each individual lot can meet the requirements for each use entirely within each respective lot. This would include parking, lighting, dumpster, septic, water supply, etc., in accordance with the appropriate sections of the Township Ordinance. This information must be depicted on this plan and subject to review by the Township for compliance."*

Mr. Vranich indicated that a few years ago Len Dick built a new building on the west side of the site that was permitted as an accessory building to the existing sign shop. Subsequent to that, additional permits

were issued for the property that allowed a used car dealer to operate out of that accessory building. Now this plan is looking to cut that building off of the main parcel and have the sign shop and the 'accessory' building on two different lots. Compliance needs to be demonstrated with the ordinance for each lot individually. The building was permitted initially as an accessory building but now would be a single principle building on its own lot.

Mr. Martin is taking the position that the use is an existing use and is grandfathered in and he doesn't need to demonstrate compliance because it has been a historical use out there. The Commission suggested that Mr. Vranich contact the solicitor to advise on this issue.

Comment #10: "SALDO 117-27.B(21) - The proposed shared access easement must be increased in size and more clearly noted that it will be for the joint access of both lot A and Lot B. It does not appear to be of sufficient size to allow for vehicles to turn into and out of Lot A. Furthermore, it must be clarified whether there will be any joint access easement between Lot A and Lot B. The remaining width on Lot B between the building and the property line does not appear to be sufficient for two-way traffic."

Mr. Martin indicated that it would be a shared driveway. Mr. Vranich stated that it is appropriate just making sure it is large enough.

Mr. Vranich will review the responses submitted by Mr. Martin and will discuss at next month's meeting.

Old/New Business

Informal Discussion on minor changes to Smith's Septic Plan – Mr. Vranich showed the revised plan of Smith's Septic and reviewed the minor field changes that will need to be approved by the Board of Supervisors. The changes were the removal of a trench drain for an asphalt berm and a typo on the original plan with regard to the tank depth for the 150 foot diameter tank. Neither of these changes altered the overall layout of the site or the intensity of the use. Mr. Vranich stated that they also need to update the Ag Exemption Certificate to state the correct size of the tank.

Nuisance Ordinance Final Draft – Mr. Schake informed the Commission that the Board of Supervisors preferred to scale this document down quite a bit. The separate burn and animal ordinances were nixed by the Board of Supervisors. The Commission reviewed the proposed Nuisance Ordinance and were comfortable with it. **Ms. Kimble moved, seconded by Mr. Waddell to recommend that the Board of Supervisors adopt the Nuisance Ordinance. Motion carried unanimously.**

Sidewalk and Lot Addition Ordinance Final Draft – Mr. Vranich informed the Commission that the Lot Addition ordinance was incorporated into the sidewalk ordinance. This ordinance updates Chapter 112 with the sidewalk policy that this Commission agreed upon including the sidewalk area map. Chapter 117 can only be changed by ordinance not by resolution. Chapter 117 added a subsection for Additions to Lots language.

Ms. Mauser moved, seconded by Mr. Waddell to recommend that the Board of Supervisors adopt the Sidewalk and Lot Addition Ordinance. Motion carried unanimously.

Sketch plan of proposed improvements to Straban Township Recreation Park – Mr. Vranich informed the Commission that the Recreation Board planned to move the existing maintenance building to the ½ basketball court; build a new maintenance building on the existing concrete slab; handicapped parking designation; additional playground equipment; GaGa Ball Pit; and a walking trail with porous pavement so water can escape through it. This does not need to be a Land Development Plan but the Township felt in order to be transparent with the public to present it at a public meeting for discussion.

Public Comment:

Mr. Joye is interested in the Granite Lake plan. Mr. Vranich indicated that plan is about 14 years old and a new revised plan has not been filed. Once it is filed it will go to the Planning Commission for review and conditional approval and then to the Board of Supervisors for final approval. He should look on the township website to see the Agendas to know when it will be up for discussion.

Adjournment

Mr. Mauser moved, seconded by Mr. Waddell to adjourn the meeting at 8:25 p.m. Motion carried unanimously.

NEXT MEETING: SUPERVISORS: February 1, 2021
PLANNING COMMISSION: February 24, 2021

Respectfully Submitted,

Robin K. Crushong, Office Manager/Secretary-Treasurer