

***STRABAN TOWNSHIP PLANNING COMMISSION***

*John Hartzell, George Mauser, Patt Kimble, Chad Waddell, Dan Wilkinson*

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; Member Chad Waddell; and the newest Member Dan Wilkinson were present in-person at the township meeting room. Township Engineer Erik Vranich was present in-person as well.

Others in attendance in person: Len Dick; Peter Martin; Nolan Goss; Matt Weaver; Mike Weaver; and Alan Zepp.

**Public Comment/Agenda Items:**

Chair Hartzell welcomed the newest member of the Planning Commission, Dan Wilkinson.

**Minutes:**

**Mr. Mauser moved, seconded by Mr. Waddell to approve the January 27, 2021 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***

Next month they will need to report to the Commission on the progress of this project prior to a consideration of a time extension.

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

Mr. Goss introduced the plan to the Commission. This Final Land Development Plan was prepared by NuTec Design Associates, Inc. for the Weavers Auto project which depicts the redevelopment of the property located at 30 Cavalry Field Road from a single-family residence to an auto body repair shop. There are a number of comments to be considered. It was agreed upon that a time extension would be needed. **Mr. Mauser moved, seconded by Mr. Hartzell to recommend approval of the request**

**for time extension to May 10, 2021 conditioned upon a letter to be received prior to the Board of Supervisors meeting on Monday, March 1, 2021. Motion carried unanimously.**

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

Mr. Schake informed the Commission that Royal Farms, who is proposing to build on the corner lot of York Road and Smith Road, had a Zoning Hearing on the 16<sup>th</sup> of February 2021. They were requesting seven (7) variances of which the Zoning Hearing Board granted five (5). The two (2) variances that were not granted requested two (2) freestanding signs with each sign having an area of 162 square feet. The ordinance maximum sign area is 40 square feet. The other variance that was not granted requested the freestanding signs to have a height of 25 feet. The ordinance maximum height is 10 feet.

They have another month before a time extension would be needed.

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

Mr. Vranich indicated that there are some zoning compliance issues that need to be worked on. Mr. Martin should meet with the Mr. Schake to work through these zoning issues. The use is not in question, this plan needs to 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 ordinance. The buildings on Lot A were initially permitted as accessory structures and, through this subdivision, will then become primary structures. Landscaping must be provided for these buildings. Mr. Martin stated that there will be no issue with the sewage facilities planning, however, a letter was received from Dean Shultz, Township Sewage Enforcement Officer, dated February 24, 2021 indicating that the developer needs to contact DEP to verify what module can be used.

### **Old/New Business**

Mr. Vranich wanted to make sure that it was on record that the Planning Commission recommended approval of the Nuisance Ordinance and the Sidewalk and Lot Addition Ordinance that are up for adoption at the Board of Supervisors meeting Monday, March 1, 2021. **Mr. Mauser moved, seconded by Mr. Waddell to recommend approval and adoption of the Nuisance Ordinance and the Sidewalk and Lot Addition Ordinance by the Board of Supervisors. Motion carried unanimously.**

Mr. Vranich also informed the Commission that the Solicitor and Board of Supervisors are working on tweaking the Solar Ordinance to show where it can and cannot be located. Right now, everything in the "green" area on the Zoning Map can have solar. Mr. Vranich wanted to the Commission to start thinking about this. Do they want to pull back, keep it the same, etc. Mr. Hartzell asked if there was a sliding scale restriction that could be used? Could there be a maximum acreage of allowable solar in the township? These are questions that should be raised with the Solicitor.

**Public Comment:**

Mr. Strayer indicated that Adams Solar is still planning to start in April 2021.

**Adjournment**

**Mr. Mauser moved, seconded by Mr. Waddell to adjourn the meeting at 7:41 p.m. Motion carried unanimously.**

**NEXT MEETING:** SUPERVISORS: March 1, 2021  
PLANNING COMMISSION: March 24, 2021

Respectfully Submitted,

Robin K. Crushong, Office Manager/Secretary-Treasurer