

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 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: Tony Fruchtl, PennTerra and Tom Jacobs, S & A Homes representing the Granite Lake plan.

Public Comment/Agenda Items:

None.

Minutes:

Mr. Mauser moved, seconded by Mr. Waddell to approve the February 24, 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

Mr. Vranich indicated that the last letter that was sent to the applicant's engineer dated November 10, 2020 indicated that the time extension approved to April 30, 2021 was conditioned that prior to any further time extensions, the developer must provide a detailed progress report or a resubmission of the plans. Neither of these have been received by Mr. Vranich nor the township office.

Mr. Hartzell moved, second by Mr. Mauser to recommend denial of the plan absent submission of a progress report or updated plans that address the outstanding comments of Wm. F. Hill & Assoc. letter dated November 21, 2018. Motion carried unanimously.

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

No update. They are moving forward with addressing the comments from the review letter dated February 19, 2021 from Wm. F. Hill & Assoc.

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

Mr. Mauser moved, second by Ms. Kimble to recommend approval of the request for time extension to August 9, 2021 in accordance with the letter from PennTerra Engineering, Inc. dated March 24, 2021. Motion carried unanimously.

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

Mr. Vranich indicated that they are working with Shannon Schake and himself to address the comments of the review letter dated February 19, 2021 from Wm. F. Hill & Assoc.

Ms. Kimble moved, second by Mr. Waddell to recommend approval of the request for time extension to June 14, 2021 in accordance with the letter from PJ Martin Engineering dated March 24, 2021. Motion carried unanimously.

Granite Lake – Preliminary Subdivision Plan (250 Natural Springs Road) - **Must act by 05/28/2021**

This plan depicts the development of the property located at 250 Natural Springs Road as a cluster residential development with 265 dwelling units (single family houses and townhouses).

Mr. Fruchtl and Mr. Jacobs introduced the project to the Commission and answered questions that the Commission had. There was discussion about the recommended second access point and the Boulevard be widened to allow for additional emergency access if one lane of the Boulevard is closed off. The dam on the property will need to be permitted so they are working through this procedure. The traffic study has been requested but is not back yet. There will be a sewer pump station on the property and they have received verbal confirmation from Gettysburg Municipal Authority (GMA) that they can handle the capacity.

This was an introduction to the project and the developer realizes that it has a lot of things to work on. They may not be back next month, but will be working through the comments with Mr. Vranich and Mr. Schake.

Old/New Business

None.

Public Comment:

None.

Adjournment

Mr. Mauser moved, seconded by Mr. Waddell to adjourn the meeting at 7:55 p.m. Motion carried unanimously.

NEXT MEETING: SUPERVISORS: April 5, 2021
PLANNING COMMISSION: April 28, 2021

Respectfully Submitted,

Robin K. Crushong, Office Manager/Secretary-Treasurer