

STRABAN TOWNSHIP PLANNING COMMISSION

John Hartzell, George Mauser, Chad Waddell, Dan Wilkinson and Jim Hoffman

The Straban Township Planning Commission met this date, as publicly advertised, at 7:00 p.m. This meeting was held in the meeting room of the Straban Township Municipal Building, 1745 Granite Station Road, Gettysburg, PA 17325. Chairman John Hartzell; Vice-Chairman George Mauser; Member Chad Waddell; Member Dan Wilkinson; Member Jim Hoffman; and Township Engineer Erik Vranich were present. Shannon Schake, Zoning Officer was present by Zoom.

Others in attendance: Robert Sharrah, Sharrah Design Group; Scott DeBell, Site Design Concepts, Tripp McCulloch (MCD 4 LLC); Alan Zepp, Board of Supervisor; and Skip Strayer.

Public Comment/Agenda Items:

None.

Minutes:

Mr. Mauser moved, seconded by Mr. Waddell to approve the March 23, 2022 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 06/15/22

No action needed.

Granite Lake – Preliminary Subdivision Plan (250 Natural Springs Road) - Must act by 05/03/2022

Mr. Vranich indicated that they are working through the review letter. A time extension will need to be requested on this plan.

Mr. Hartzell moved, seconded by Mr. Mauser to recommend approval of the request for time extension on the Granite Lake Preliminary Subdivision Plan if the request is received prior to the Board of Supervisors meeting on Monday, May 2, 2022 and if a request is not received by the Board of Supervisors meeting on May 2, 2022, then

the Planning Commission recommends denial of the plan. Motion carried unanimously.

Amblebrook – Section C – Revised Preliminary Plan (Route 15/Shriver’s Corner Rd) – **Must act by 07/11/22**

Mr. Sharrah informed the Commission that they received a comment letter from Department of Environmental Protection (DEP) which included 6 comments of which all but one is resolvable immediately. They will be working on the final comment and are close to an NPDES Permit being issued.

Inch & Company – Subdivision and Land Development Plan (3 Shealer Rd) – **Must act by 06/21/22.**

Mr. Vranich indicated that a meeting is scheduled next week with KPI Technologies, Shannon and himself to discuss the review letter issued on March 7, 2022. Mr. Hartzell pointed out that it looked like they are proposing bridges over the wetlands. Mr. Vranich agreed. Mr. Hartzell asked if the barricades were acceptable. Mr. Vranich indicated that these are all private access drives/easement and are not public roads so the township is alright with the barricades. The Adams County Planning and Development Office comments were in line with the engineer/zoning officer comments.

MCD 4 LLC – Final Subdivision and Land Development Plan (3 Shealer Road) – **Must act by 06/21/22.**

Mr. Scott DeBell with Site Design Concepts introduced this plan to the Commission. There are currently four (4) individual parcels that this plan will consolidate into one (1) parcel. The proposed plan depicts the development of property located at 1115 York Road with a proposed shopping center, grocery store, and a multi-family residential development with 244 dwelling units, a community center, and pool. The Commission has a concern with the traffic increase and potential for people to continue using the middle lane of Route 30 for turning into different businesses along Route 30. A traffic impact study will be required. Instead of widening Route 30/York Road, Camp Letterman Drive will be extended. This will help with the bottle necking that occurs at the Gettysburg Borough line. Mr. McCulloch stated that there will be diversity in the tenants and that there would be between 5-7 tenants. Mr. Vranich is still working on the stormwater management comments and will have the review letter out to everyone tomorrow.

Kammerer, Richard, Deborah, Alfred and Marcella – Final Subdivision Plan (101 Hunterstown Road) – Must act by 06/25/22

This subdivision was previously depicted within the conditionally approved Adams Solar Project Plan. This subdivision was taken out and is before the Commission as its own separate plan. The Plan depicts the subdivision of the existing 168.481-acre parcel into two lots, Lot 1 (103.295 acres) and Lot 2 (65.186 acres), both to remain as agricultural parcels. Mr. Vranich indicated that Mr. Sharrah has provided a digital copy of the revised plan addressing most of the comments in the Wm. F. Hill & Assoc. letter dated March 29, 2022. The owner/developers' requested in writing a modification to allow the plans to be presented at the scale of 1"=300'. A sewage facilities non-building declaration has been signed off by Dean Shultz, the township sewage enforcement officer.

Mr. Mauser moved, seconded by Mr. Hoffman to recommend approval of the WAIVER of SALDO 117-27.A(1)(c) to allow the plans to be presented at the scale of 1"=300'. Motion carried unanimously.

Mr. Mauser moved, seconded by Mr. Hartzell to recommend approval of the Request for Planning Waiver & Non-Building Declaration for execution by the Chairman for the Kammerer Final Subdivision Plan. Motion carried unanimously.

Mr. Hartzell moved, seconded by Mr. Waddell to recommend conditional approval of the Kammerer Final Subdivision Plan pending satisfactory resolution of all comments within the March 29, 2022 Wm. F. Hill & Assoc. review letter. Motion carried unanimously.

Appearance:

None.

Old/New Business

Mr. Vranich brought to the Commissions attention an issue that was discovered concerning warehousing and the EC-2 District. Warehousing is permitted in the EC-2 District, however, there must be direct access to an arterial roadway (Route 30; Route 15 or Route 116). No property in the EC-2 District has direct access to an arterial roadway. There are two (2) possible options, i.e., change zoning map or a text amendment to allow this use somewhere else in the township. The Commission agreed that it only makes sense in the EC-1 District due to access to arterial roadways, but would like to see some restrictions. Mr. Vranich suggested to add warehousing as a special exception use in the EC-1 District; warehouse facilities have to have direct access to an arterial street or a street system designed as part of a business park; and the warehouse facility must be within a one-mile radius of the intersection of US-15 and York Road (SR 0030). This could be done by a curative amendment.

Mr. Vranich also informed the Commission that the old McDermitt property has been sold and the new owner/developer has filed a plan and will be before them next month. It is called Union Square (Stevens Run) and is located at 83 Hunterstown Road proposing 300 multifamily residential units.

Mr. Zepp thanked Mr. Hoffman for his interest in serving on the Planning Commission. Mr. Zepp also informed the Commission that the township Recreation Board is interested in knowing about the plans on file at the township in order to try and incorporate bike/walking trails within the proposed developments. Mr. Vranich indicated that the ordinance already authorizes land in lieu of fee, however, most developers just pay the fee. The Commission asked that the Recreation Board prepare a plan as to where they would like to see these bike/walking trails. Mr. Zepp asked if Mr. Hartzell could sit down with the Chair of the Recreation Board, Peter Sontheimer and get a better idea of what the Recreation Board is looking to do. There are probably grants available and there was much discussion about the maintenance of the trails, liability and who would be responsible.

Public Comment:

None.

Adjournment

**Mr. Mauser moved, seconded by Mr. Waddell to adjourn the meeting at 8:30 p.m.
Motion carried unanimously.**

NEXT MEETING: SUPERVISORS: May 2, 2022
PLANNING COMMISSION: May 25, 2022

Respectfully Submitted,

Robin K. Crushong, Office Manager/Secretary-Treasurer