

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 Zach Rice.

Others in attendance were: Sandy and Lawrence Martin; Bob Sharrah, Sharrah Design Group, Inc.; Paul (Bill) Smith; Ronald Hendler; Lt. Todd Witalec; Bob Spangler; and John Spangler, *Gettysburg Times*.

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 **Tuesday**, July 5, 2022; Planning Commission meeting on June 22, 2022; Recreation Board meeting on July 18, 2022. There were no other meetings.

Public Comment:

None.

Minutes:

Mr. Kammerer moved, seconded by Mr. Zepp, to approve the May 2, 2022 meeting minutes as presented. Motion carried unanimously.

Approve Bills:

Mr. Zepp moved, seconded by Mr. Kammerer, to approve the May 19, 2022 and May 31, 2022 bills for payment. Motion carried unanimously.

Reports:

Lt. Todd Witalec asked if there were any questions for the PA State Police. No questions, the Board thanked him for stopping by.

Correspondence:

Ms. Crushong announced the following:

- Gettysburg Fire Department report for May with 20 calls
- Minutes of the White Run Regional Municipal Authority Board meeting on April 20, 2022
- Minutes of the Gettysburg Municipal Authority Board of Directors Meeting on April 18, 2022

Appearance:

None.

Old/New Business:

- 1. Final payment to GB Groft, Inc. for the Keller Road Project - Mr. Sanders moved, seconded by Mr. Kammerer to authorize the final payment to G.B. Groft, Inc. for the Keller Road Culvert Replacement project in the amount of \$7,687.75. Motion carried unanimously.**
- 2. Holding Tank Agreement with All In Realty LLC at 2864 York Road – Mr. Sanders moved, seconded by Mr. Kammerer to authorize the Holding Tank Permit Agreement with All In Realty LLC at 2864 York Road. Motion carried unanimously.**
- 3. Holding Tank Agreement with Darrel J. and Laurie A. Sensenig at 2255 York Road – Mr. Sanders moved, seconded by Mr. Kammerer to authorize the Holding Tank Permit Agreement with Darrel J. and Laurie A. Sensenig at 2255 York Road. Motion carried unanimously.**
- 4. Setting of a Hearing before the Board of Supervisors for Trading Post to have more than three vendors at its location – Mr. Zepp moved, seconded by Mr. Kammerer to set the hearing before the Board of Supervisors for the Trading Post to have more than three vendors at its location for Tuesday, July 5, 2022 at 6:45 p.m. Motion carried unanimously.**
- 5. Notice of Intervention – Solicitor Rice stated that there was a Zoning Hearing for York Water Company to appeal the decision of the Zoning Officer in which the Zoning Hearing Board upheld the determination of the Zoning Officer. York Water Company filed an appeal to the Court of Common Pleas of Adams County, Pennsylvania. The Notice of Intervention is the legal document to be filed for the Township to join the case with the Zoning Hearing Board. Mr. Kammerer moved, seconded by Mr. Zepp to ratify the filing of the Notice of Intervention in the appeal case of York Water Company vs. Straban Township Zoning Hearing Board. Motion carried unanimously.**

Land Use Reviews:

Mark Gettysburg Associates, L.P.* – Preliminary Subdivision/Land Development Plan (York Road and Hanover Road) – **Must act by 06/15/22*

This project requires action by the Township before June 15, 2022. A time extension request was provided by Sharrah Design Group, Inc. for this project requesting a time extension until October 15, 2022. The Planning Commission recommended accepting this time extension.

Mr. Zepp moved, seconded by Mr. Kammerer to accept the request for time extension to October 15, 2022 in accordance with the letter from Sharrah Design Group, Inc. dated May 24, 2022. Motion carried unanimously.

Amblebrook Section C Final - Subdivision/Land Development Plan (Route 15/Shriver's Corner Road) – **Must act by 07/11/22**

The proposed Plan depicts development of Section C of the Amblebrook community, which involves the construction of 417 additional residential units. This Plan is similar in scope to the original Section C depicted in the previously approved Preliminary Plan for this site. The action is based on the review letter of Wm. F. Hill & Assoc. dated May 19, 2022.

Mr. Zepp moved, seconded by Mr. Kammerer to approve the following group of Waivers which were previously granted as part of the Preliminary Plan approval:

1. These waiver/modification requests were granted as part of the Preliminary Plan approval and should be considered for action again within this updated Plan submission:
 - a. *SALDO 117-30.B.1 – This section establishes the minimum street right-of-way of 50 feet and cartway width of 32 feet. The modification requested is to allow for a 28' cartway.*
 - b. *SALDO 117-30.E.2 – This section requires a 100 foot clear sight triangle at all intersections. A waiver of this section is requested due to the residential nature of the roadways.*
 - c. *SALDO 117-30.F – Streets that terminate in a cul-de-sac shall not exceed 500 feet. To remain consistent with the original plan, this waiver can be requested however it is not applicable to this Section.*
 - d. *SALDO 117-31.A – There shall be no parking between the principle structure and the right-of-way for multi-family structures. Again, to remain consistent with the original plan, this waiver can be requested however it is not applicable to this Section.*
 - e. *SALDO 117-32.A.3.b – Access drives shall not cross a street right-of-way line within 50 feet of an intersection. A waiver of this section is being requested due to the residential nature of this development.*
 - f. *SALDO 117-33.B – Blocks shall not exceed a length of 1,600 feet nor be less than 800 feet. The design of this section is generally consistent with the previous Preliminary Plan, which did contain blocks with a length less than 800 feet. A waiver is being requested of this section.*

- g. SALDO 117-33.E – Where blocks exceed 1,000 feet, pedestrian rights-of-way must be provided. Again, to remain consistent with the original plan, this waiver can be requested however it is not applicable to this Section.*
- h. SALDO 117-35.A – Minimum width of easements for underground and overhead utilities shall be 20'. A waiver of this section was requested to allow for narrower easement widths due to the reduced setback widths between buildings.*
- i. SALDO 117-43.C.1.e.2 – All inlets shall have a one-inch sump below the roadway. A waiver was requested of this section to allow the inlets to be flush with the road surface due to the use of slant/rolled curb.*
- j. SALDO 117-43.C.1.j – Storm sewers shall be concrete, aluminum, or steel. A waiver is requested of this section to allow for the use of smooth lined HDPE pipe.*
- k. SALDO 117-43.C.1.k – All inlets and manholes shall be designed for a maximum headwater depth of 1.0 feet below the top of the inlet/manhole. A waiver has been requested to allow for the headwater depth to be up to the inlet/manhole elevation.*
- l. SALDO 117-43.C.1.p.1 – All storm sewer easements through un-dedicated land shall be a minimum of 20 feet in width. A waiver of this section was requested to allow for a narrower easement width, similar to the utility easements.*
- m. SALDO 117-43.C.3.b.1.a – The release rate from storms up to the 10 year event post development must be reduced to the 2 year pre-development rate. A waiver of this section is requested to allow for the peak rates to be matched up storm for storm, post to pre.*
- n. SALDO 117-43.C.3.b.1.b – The release rate from storms up to the 100 year event post development must be reduced to the 10 year pre-development rate. A waiver of this section is requested to allow for the peak rates to be matched up storm for storm, post to pre.*
- o. SALDO 117-43.C.3.j.1 - This section establishes the maximum embankment slope for basins of 4:1. A waiver of this section is requested to allow for slopes of 3:1.*
- p. SALDO 117-43.C.3.q.2 – Basin side slopes below the waterline shall not exceed 4:1. A waiver of this section is requested to allow for steeper slopes but to utilize a bench at the waterline.*

Motion carried unanimously.

- 2. These are new waiver requests for this section due to adjustment in the development based on current layouts:*

Mr. Zepp moved, seconded by Mr. Kammerer to approve the following waiver:

- a. *SALDO 117-32.A(3)(a) to allow driveways for single family attached units to be located closer than 5 feet from the property line. (This is due to the duplex units having the garages on the interior, common wall).*

Motion carried unanimously.

Mr. Zepp moved, seconded by Mr. Kammerer to approve the following waiver:

- b. *SALDO 117-32.A(3)(c) which establishes the requirement that driveways shall not be located within 15 feet of a fire hydrant. (There are 1 or 2 fire hydrants that do not meet this require and are a foot or so short due to the lot line configurations and driveway layouts. York Water Company has issued a letter that they are OK with the proposed location of all fire hydrants).*

Motion carried unanimously.

Mr. Zepp moved, seconded by Mr. Kammerer to approve the following waiver:

- c. *SALDO 117-37.C - Streetlights must be provided at each intersection and residential style pole lights provided on all lots. The applicant has requested a Waiver of this section to allow for the use of residential pole lights only without any designated street lights.*

Conditioned upon that lighting must be provided along the sidewalks on HOA lots to eliminate any dark areas along those sidewalks. Motion carried unanimously.

Mr. Zepp moved, seconded by Mr. Kammerer to conditionally approve the Amblebrook Section C Final Subdivision Plan pending satisfactory completion of all remaining comments within the Wm. F. Hill & Assoc. letter dated May 19, 2022 as follows:

3. *All appropriate signatures of the Plans must be provided prior to final plan approval, including the following:*
 - a. *SALDO 117-27.B(3)&(8) – The surveyor’s statement of accuracy must be signed.*
 - b. *SALDO 117-27.B(28) – Owner/Developer’s Acknowledgement*
 - c. *SALDO 117-57.C(3)(b) – The seal and signature of the Registered Landscape Architect*
4. *SALDO 117-26.D – Financial Security must be provided for the public improvements depicted within this Plan, including, but not limited to, roadways, sidewalks, curbing, landscaping, stormwater management, erosion control, lighting, etc.*
5. *SALDO 117-27.B(12) – The name and deed references must be provided for all the parcels adjacent to the parcels being developed as part of Section C. The plan does not appear to depict the adjacent landowners on Sheet LD 13 (1404 Hunterstown Road) and LD 15 where the project borders US-15.*

6. *SALDO 117-27.B(31) – The following Preliminary Plan requirements must be met prior to Final Plan approval:*
 - a. *117-21.C(3) – In accordance with an email forwarded to the designer on January 20, 2022, confirmation must be provided from DEP that the crossings, as revised, are acceptable.*
7. *SALDO 117-48 – Recreation fees for Section C shall be paid in accordance with the executed Developers Agreement for this development.*
8. *SALDO 117-57 – The total number of landscape plantings for each specie, as listed on Sheet LD 60, must be reviewed as the totals appear to differ from what is on the Plan.*
9. *There appears to be changes of grade and fill placement within the existing Met-Ed transmission line right of way. Based on recent discussions with Met-Ed on other projects within the Township, written authorization must be provided to the Township for this grading prior to approval of the Plan.*
10. *The trench bedding detail must be revised in accordance with discussions that occurred between the designer and our office.*
11. *Sheet 13 appears to have a random line approximately 33 feet from the Hunterstown Road R/W. This line should be removed or its purpose clarified.*
12. *Line striping must be provided in the area of Lots C210-C212 to establish the travel lanes unless another alternative is provided.*
13. *SALDO 117-43.F – An updated Straban Township maintenance and Monitoring Agreement, or appropriate amendment, just be executed and recorded that reflects the addition of the stormwater BMPs proposed in this Section.*
14. *The Spillway detail and associated table on Sheet PC4 must be updated. It is not clear what the Elevations A, C, or D are on the detail. Furthermore, Elevation D appears to be the height of the spillway however the values should be different for various basins.*

Motion carried unanimously.

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

This project requires action by the Township before June 21, 2022. A time extension request was provided by KPI Technology for this project requesting a time extension until September 21, 2022. The Planning Commission recommended accepting this time extension.

Mr. Zepp moved, seconded by Mr. Kammerer to accept the request for time extension to September 21, 2022 in accordance with the letter from KPI Technology dated May 24, 2022. Motion carried unanimously.

Public Comment:

Robert Sharrah, Sharrah Design Group, Inc. – Kortney Meadow – Eagle Drive – Mr. Sharrah asked the Board of Supervisors if it is interested in the dedication of Eagle Drive to the township. When this plan went through the approval process back in 2006, the then Board had indicated they would accept dedication of Eagle Drive. There is no written documentation of this willingness to accept dedication. If the Township does take dedication of Eagle Drive, the current design includes sewer and water structures in the paved area, which the current township ordinance does not allow, so these will need to be removed. Mr. Sanders indicated that there is lack of interest in dedication of Eagle Drive. Mr. Kammerer and Mr. Zepp both agreed that they are not interested in the dedication of Eagle Drive.

Questions from the Press:

None.

Adjournment:

With no further business to come before the Board, Mr. Kammerer moved, seconded by Mr. Zepp to adjourn the meeting at 7:31 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 **Tuesday, July 5, 2022 at 7:00 p.m.**