

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 Sam Wiser.

Others in attendance were: Shawn Starner, Gettysburg Trading Post; Jerry Black; Bob Spangler; Tim Spangler; Skip Strayer; Clem Malot and Dave Baker, PA Municipal Code Alliance; Amy Charland; Jeff Stonesifer; 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 August 1, 2022; Planning Commission meeting on July 27, 2022; Recreation Board meeting on August 10, 2022. There were no other meetings.

Executive Session: The Board had an executive session after the hearing that ended at 6:52 p.m. and prior to this meeting that started at 7:00 p.m. The matters discussed were real estate matters.

Public Comment:

None.

Minutes:

Mr. Kammerer moved, seconded by Mr. Zepp, to approve the June 6, 2022 meeting minutes as presented. Motion carried unanimously.

Approve Bills:

Mr. Zepp moved, seconded by Mr. Sanders, to approve the June 16, 2022 and June 30, 2022 bills for payment. Mr. Kammerer recused himself from the Kammerer Farm invoice. Motion carried unanimously.

Reports:

None.

Correspondence:

Ms. Crushong announced the following:

- Gettysburg Fire Department report for June with 17 calls

- Adams Regional EMS reports for April with 70 calls and May with 79 calls
- Minutes of the White Run Regional Municipal Authority Board meeting on May 18, 2022
- Minutes of the Gettysburg Municipal Authority Board of Directors Meeting on May 16, 2022

Appearance:

Amy Charland – 17 Birdseye Lane – Amblebrook Community concerns – Ms. Charland stated that she came from Virginia in 2007 and lived on the other side of Gettysburg for many years. She sold her home recently and moved to the Amblebrook Community because she needed a one-story home for health reasons. She, along with a number of other residents that she is speaking for tonight, are very unhappy with the craftsmanship of the homes being built in this community and the inspections that are to be done. When she moved into her home at 17 Birdseye Lane, she had no heat for five (5) days, heating wires hung across utility room, large crack across the ceiling and drainage and lot grading issues. She presented a list of about 18 other homes outlining some of the issues. She said that every house in the community has issues. She feels the inspections are not being done properly and that is her reason for being here tonight.

Mr. Sanders stated that Mr. Malot, the President/Owner of PA Municipal Code Alliance is here tonight and can speak about the inspections that his company does.

Mr. Malot indicated that the inspections are done for the interest of the township and there are generally nine (9) inspections done on each house. He stated that these are tract homes being built at the Amblebrook Community. His company has done over 1,100 inspections just in the Amblebrook Community this year. There are five (5) different inspectors at the site. Mr. Malot stated that if he knew of the specific issues at each house, he could research and see if it was missed through an inspection or if it was a builder issue. Ms. Charland shared her list of home issues with the township and Mr. Malot. Mr. Malot will look into these and get a response back to the township.

Old/New Business:

1. Gettysburg Trading Post more than three (3) vendors in a calendar year - Mr. Zepp moved, seconded by Mr. Kammerer to approve 2222 York Road, the Gettysburg Trading Post, to have more than three (3) vendors in a calendar year subject to the conditions outlined in Shannon Schake, Zoning Officers, July 5, 2022 letter, which letter is attached to these Minutes. Motion carried unanimously.

2. Purchase additional trees for the Recreation Park from Boyer Nurseries & Orchards, Inc. to be planted in the Fall 2022 – Mr. Sanders moved, seconded by Mr. Kammerer to authorize the purchase of a variety of trees from Boyer Nurseries & Orchards, Inc. for the recreation park with 30% of the total cost paid at time of order and for the trees to be planted in the Fall of 2022. Motion carried unanimously.

3. Fire Box Changes in connection with County transitioning to Next Generation 911 (NG-911) – Solicitor Wiser stated that the County is working to make the fire box maps more accurately reflect coverage areas by going to a per parcel mapping known as the Next Generation 911 (NG-911). They are looking to have this transition completed by January 2023. **Mr. Zepp moved, seconded by Mr. Kammerer to approve the Fire Box Changes in connection with the County transitioning to Next Generation 911 (NG-911). Motion carried unanimously.**

Land Use Reviews:

MCD 4 LLC* – Final Subdivision and Land Development Plan (1115 York Road) – **Must act by 07/26/22*

This project requires action by the Township before July 26, 2022. A time extension request was provided by Hartman & Yannetti for this project requesting a time extension until August 6, 2022. The Planning Commission recommended accepting this time extension.

Mr. Zepp moved, seconded by Mr. Kammerer to accept the request for time extension to August 6, 2022 in accordance with the letter from Hartman & Yannetti dated June 22, 2022. Motion carried unanimously.

Public Comment:

Skip Strayer – The tree on Shriver’s Corner Road needs to be trimmed so that you can see coming out of Granite Station Road. Mr. Sanders said that he would pass this information along to the Zoning Officer.

He asked if the township filed a claim for the culvert that was hit at 585 Hoffman Road. Ms. Crushong is in contact with the driver’s insurance company and has made a claim.

Jeff Stonesifer, Mount Pleasant Township Resident – He wanted to inform the Board of Supervisors that there is a marker along Route 30 in front of where the Royal Farms is going to be built. The stone marker was placed there in 1928 by the Lincoln Highway Association and the local Boys Scouts and he wanted to make sure that it was taken care of. Mr. Hill, in

looking at the plans of Royal Farms, indicated that the concrete Rt. 30 Marker will be relocated and moved further from Rt. 30 West Bound travel lane. This will give the marker more protection from vehicles. Mr. Stonesifer was happy to hear that it was going to be moved back and preserved.

Questions from the Press:

Mr. Spangler asked about the moving of dirt at the intersection of Route 30 and Smith Road. Is this all just Royal Farms? Mr. Sanders stated that this for the road widening that they are required to do and as far as they know it is just for the Royal Farms. They are moving dirt at their own risk right now because the plans are conditionally approved, waiting on the conditions to be met and then the plan will be recorded.

Adjournment:

With no further business to come before the Board, Mr. Kammerer moved, seconded by Mr. Zepp to adjourn the meeting at 7:45 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 August 1, 2022 at 7:00 p.m.