

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 Vice-Chair Fred Kammerer presiding. Others in attendance were: Supervisor Alan Zepp; Office Manager Robin Crushong; Township Engineer William Hill; and Solicitor Samuel Wiser. Chair Tony Sanders was not present.

Others in attendance were: Jason Rentzel; Gerald Black; Skip Strayer; Chad Waddell; Mark Walde; Robert Niner; Emily Niner; Bob Sharrah, Sharrah Design Group, Inc.; Jim Piet; Wendell Herr; Brandon Huff; Bruce Morgan; Paul Smith; and John Spangler, *Gettysburg Times*.

Board Vice-Chair Fred Kammerer led everyone with the Pledge to the Flag.

- Mr. Kammerer informed the residents present of the next scheduled meetings: Board of Supervisors meeting on Monday, April 3, 2023; Planning Commission meeting on Wednesday, March 22, 2023; Recreation Board meeting on Monday, March 20, 2023. There were no other meetings.

Public Comment:

Robert Niner – Mr. Niner attended the February 22, 2023 Planning Commission meeting where the Brougher plan was discussed. It seemed like the Planning Commission was also confused in having two different plans at the table. It seems to Mr. Niner that this subdivision plan went through the Section 117 Subdivision of Land process quicker than any other plan. The Planning Commission was also hesitant to set a precedence.

Bruce Morgan – He spoke to number 5 under the Old/New Business portion of the meeting. He stated that he has witnessed four (4) wrecks at this intersection wherein ambulances had to be called. It might be a good idea to add a second STOP sign and put red reflective on the poles to make them more visible. Mr. Kammerer thanked Mr. Morgan for being concerned about this intersection, however, the Township can only make recommendations, PennDOT has to approve it.

Paul Smith – Again, Amblebrook trucks are using Flickinger Road. There are four (4) buses in the morning on Flickinger Road picking up children and these trucks are not giving any right of way. This information needs to be passed along to representatives of Amblebrook.

Minutes:

Mr. Kammerer moved, seconded by Mr. Zepp, to approve the February 6, 2023 meeting minutes as presented. Motion carried unanimously.

Approve Bills:

Mr. Zepp moved, seconded by Mr. Kammerer, to approve the February 9, 2023 and February 28, 2023 bills for payment subject to audit. Motion carried unanimously.

Reports:

Mark Walde, Road Forman – There are two projects that need to go through the bidding process:

1. Hounds Run – Hunters Crossing – This will require the road to be closed for two (2) days. Notice will be sent to the affected property owners. The road crew will reset the drop boxes prior to the work being done. The township will haul and purchase the material off of Co-Stars.
2. New Chester Rd – 2.3 miles / Rentzel Rd – 1 mile – tar & chip. New Chester Rd will be 2.3 miles from Rt. 394 to Swift Run Rd and Rentzel Rd will be 1 mile from Old Harrisburg Rd to Leedy Rd. The township will do all hauling.

The township will also be working on Phase II of the Beaver Run Rd Widening Project and cutting back banks and shoulder work to get it ready for widening. It will take about four (4) years to get this road wide enough.

The township will be ditch cutting on Hoffman Rd, New Chester Rd and Beaver Run Rd; base repair on Beaver Run Rd and Martin Rd; and possible pipe replacement on Riley Rd.

Correspondence:

Ms. Crushong announced the following:

- Heidlersburg Fire Company reports for February, 2023
- Gettysburg Fire Department report for February 2023 with 14 calls in Straban Township
- Biglerville Fire Hose & Truck Company No. 1 report for January 2023 and February 2023 with 2 calls in February
- Minutes of the Gettysburg Municipal Authority for the organizational and regular meeting on January 16, 2023 and a workshop meeting on January 24, 2023
- Minutes of the White Run Regional Municipal Authority Board meeting on January 18, 2023
- White Run Regional Municipal Authority Chapter 94 Annual Report for Calendar Year 2022

Appearance:

None.

Old/New Business:

1. **Ordinance No. 2023-02** – Mr. Kammerer stated that this Ordinance will give the four (4) Volunteer Fire Departments that service the township the right to utilize this option in the

future. **Mr. Zepp moved seconded by Mr. Kammerer to adopt Ordinance No. 2023-02. Motion carried unanimously.**

- 2. Reduction in financial security for Weaver’s Body Shop** – Mr. Hill informed the Board that his office performed an inspection and found that a portion of the project has been installed in accordance with the plan drawings. His office recommends the required financial security amount be reduced to by \$99,935.00 to \$185,575.50. **Mr. Zepp moved, seconded by Mr. Kammerer to authorize the reduction in the amount of \$99,935.00 for the Weavers Auto Preliminary/Final Land Development Project. The current bond reduction total (\$99,935.00) adjusts the originally required financial security for this project from \$285,510.50 to \$185,575.50. Motion carried unanimously.**
- 3. PSATS PA Municipalities Pension Trust 2022 Disclosure Statement** – Mr. Kammerer stated that this Disclosure Statement includes required annual disclosures for the Pension Trust and entities with which it has professional service contracts with. **Mr. Kammerer moved, seconded by Mr. Zepp to adopt the 2022 Disclosure Statement of the Pennsylvania Municipalities Pension Trust as required by Chapter 7-A of Act 44 of 2009. Motion carried unanimously.**
- 4. Bidding Process for 2023 Road Projects** – **Mr. Kammerer moved, seconded by Mr. Zepp to authorize the advertisement for bid opening to take place on Monday, March 27, 2023 at 10:00 a.m. Motion carried unanimously.**
- 5. Letter to PennDOT to request an intersection safety study at Rt. 394/Old Harrisburg Rd.** – Mr. Kammerer thanked Mr. Morgan for his public comment in support of this action. **Mr. Zepp moved, seconded by Mr. Kammerer to authorize a letter be sent to PennDOT requesting an intersection safety study at Route 394 and Old Harrisburg Road. Motion carried unanimously.**
- 6. Letter of support to PennDOT for the signage proposed for the 9/11 Trail through Adams County** – The Board has been made aware that this bicycle trail known as September 11th National Memorial Trail is a 1,300 mile trail that connects The Flight 93 National Memorial in Shanksville, PA, the September 11th Memorial in New York City, and the Pentagon in Arlington, VA. We have been asked to submit a letter of support to PennDOT for the signage proposed, however, the Township was not involved in choosing the local roads. The township would like to look into suggesting better roads that could be used. This matter was tabled this evening so that more research can be performed.
- 7. Allocation of funds received from Adams County ARPA Funds** – Mr. Kammerer stated that the Adams County Board of Commissioners distributed a portion of its federally allocated American Rescue Plan Act (“ARPA”) Funds to local municipalities to assist in the recovery of lost revenues. There are no restrictions on how Straban can use these funds. The Board of Supervisors chose four (4) agencies that it felt benefited residents in Straban

Township. They are Adams Rescue Mission; South Central Community Action Programs (SCCAP); Adams County Office for Aging (Meals on Wheels); and YWCA of Gettysburg the 50 Expedition Trail location. **Mr. Kammerer moved, seconded by Mr. Zepp to allocate the \$30,842.02 received from the Adams County Board of Commissioners to Adams Rescue Mission; SCCAP; Adams County Office for Aging (Meals on Wheels); and YWCA of Gettysburg in the equal amount of \$7,710.50. Motion carried unanimously.**

Land Use Reviews:

MCD 4 LLC – Final Subdivision and Land Development Plan (1115 York Road) - **Must act by 03/09/2023**

Mr. Zepp moved, seconded by Mr. Kammerer to accept the request for time extension on the MCD 4 LLC Final Subdivision and Land Development Plan to April 4, 2023 in accordance with the letter from MCD 4, LLC dated February 21, 2023. Motion carried unanimously.

Kortney Meadows – Planned Residential Community – Preliminary Subdivision Plan (Old Harrisburg Road and Hunterstown Road) - **Must act by 05/10/23.**

This plan is a cluster residential development containing 151 single family residential lots. The Planning Commission has reviewed this Plan and requested waivers/modifications and recommended approval of the waivers and modifications as noted as well as conditional approval pending satisfactory completion of all outstanding comments within the February 22, 2023 review letter from Wm. F. Hill & Assoc.

Mr. Zepp moved, seconded by Mr. Kammerer to approve the following modifications/waivers as outlined in the Wm. F. Hill & Assoc. letter dated February 22, 2023:

4. a. *SALDO 117-19.B(21) - Clear sight triangles must be provided for all street intersections. The clear sight triangles that are depicted do not meet the requirements of 100'-100'-100' for street intersections. The applicant has requested a **Modification** of this section to allow for a reduced distance back on the minor streets.*

b. *SALDO 117-30.8(2) -Several of the streets have rights-of-way widths that are 40 or 45 feet instead of 50 feet. The applicant has requested a **Modification** of this section.*

c. *SALDO 117-30.0 - Underground Utility Surface Appurtenances shall not be located within the cartway or paved shoulders of proposed roadways, whether Township or private. The applicant has requested a **Waiver** of this section with the understanding that the roadways will not be dedicated to the Township.*

d. SALDO 117-32.A(3)(b) -Access drives for residential uses shall not be within 50 feet of an intersecting street right-of-way. There appears to be several proposed driveways that do not meet this requirement. The applicant has requested a **Waiver** of this section.

e. SALDO 117-40.D - The provided rolled curb detail does not match the approved Township specification or PennDOT Pub. 72M details. The applicant has requested a **Modification** of this section.

f. SALDO 117-41 - This project is located within the mandatory sidewalk areas within the Township, therefore sidewalks must be provided along Old Harrisburg Road and Hunterstown Road in accordance with this section and Chapter 112. The applicant has requested a **Modification** of this section to allow the trail to be considered the sidewalk in this area. The trail along Old Harrisburg Road must be connected to the sidewalk along Gordon Avenue. This modification request must be listed on the cover sheet.

g. SALDO 117-55.C - This section establishes that house sites should not be located closer than 50 feet to conservation areas. It appears there are several building envelopes (20, 21, 69, 70, 81, 94, 95, 131, and 141) that are within 50 feet of floodplain and wetland areas. The applicant has requested a **Modification** of this section to allow these lots to be located within 50 feet of conservation areas.

10. SALDO 117-32.A(3)(a) - This section establishes that access drives shall not be within 5 feet of the property line, unless a shared driveway. With the reconfigured driveway entrances along Eagle Drive, some of the driveways are within 5 feet or cross the property line. We do not oppose this new configuration and would support a **modification** of this requirement. In addition, a shared access easement should be provided for all the driveways that are commonly shared between two lots.

Motion carried unanimously.

Mr. Zepp moved, seconded by Mr. Kammerer to conditionally approve the Kortney Meadow Preliminary Subdivision Plan pending satisfactory completion of all remaining comments within the Wm. F. Hill & Assoc. letter dated February 22, 2023 as follows:

Zoning Ordinance (ZO)

1. ZO 140-8-1 - Cluster Residential Developments require Special Exception approval. As part of the special exception approval, a trail must be provided between Hunterstown Road and Old Harrisburg Road. As discussed with the Developer and his consultant, it is recommended that the trail connect to the existing sidewalk and crosswalk at the corner of Gordon Avenue and Old Harrisburg Road. As discussed with the applicant, the Township will assist in landowner coordination and right-of-way acquisition but the design and construction of this sidewalk will be the responsibility of the applicant.

2. ZO 140-15.B(9)(f) - This section establishes a minimum of 15.1 acres of active recreation area (151 units x 0.1 acres/unit). Clarification must be provided on how the active recreation area of 16 acres was determined. It appears there is confusion on what is being requested for the documentation of the 16 acres noted in the plan. The Township is looking for the acreage

of the mini-park area, acreage of the woodlands, acreage of the trail area, and any other open space areas that would sum up to the 16 acres. Alternatively, the area that is considered the 16 acres could be hatched on Sheet 9, not just listed as the area south of Barbaro Run.

Straban Township Subdivision and Land Development Ordinance (SALDO)

3. All appropriate signatures of the Plans must be provided prior to plan approval, including the following:

a. SALDO 117-19.6(13) - Owner I Developer's Acknowledgement and signature.

b. SWM 109-25.A.21 - Signature of the stormwater management acknowledgement by the landowner.

5. SALDO 117-20.A - Sewage Facilities Planning Approval must be obtained prior to approval of the Plan.

6. SALDO 117-20.B, 117-46, SWM 109-14.E - It is noted that NPDES Permit approval has already been obtained for a prior version of this Plan. Approval of the revised NPDES Permit / Erosion and Sedimentation Control Plan by the Adams County Conservation District is required prior to Plan approval.

7. SALDO 117-20.C & 117-29.F - Preliminary designs of the proposed wetland/ stream crossings must be provided. PA DEP approval of these impacts must be obtained prior to Plan approval, including the proposed trail crossings. In addition, clarity must be provided on the design information for the bridge structure, including design loading levels and guide rail design/layout into and out of the structure. It is noted the Developer has acknowledged this requirement and will provide finalized designs to the Township.

8. SALDO 117-20.K, 117-27.8(32), 117-52 - It is noted that the Traffic Impact Study was determined to be acceptable with three items to be addressed in the TIS, one of which being the connection of the trail to the sidewalk along Gordon Avenue.

9. SALDO 117-30.N - The Township Traffic Engineer should review the layout of the proposed roundabout on Eagle Drive to ensure compliance with this section. Our office is coordinating with the Traffic Engineer on this issue.

11. SALDO 117-39.8(6)-(14) - The references to York Water Company and 3A material must be removed from the Trench Backfill notes on sheet LD-38.

12. SALDO 117-39.D - The following must be addressed with respect to the proposed street lights:

a. The text on the lighting plan for the footcandles must be reviewed as it is not legible at the current scale.

b. It does not appear that the lighting proposed along Eagle Drive meets the spacing requirements within 117-39.D(1). In accordance with this section "shall be installed at approximately one-hundred-foot intervals on each side of the street, not to exceed 150 feet, measured parallel to each planned street as well as on the corner of every street intersection." The lighting, as depicted, is rarely spaced at 100 foot intervals and exceeds 150 feet in a number of locations, especially along Eagle Drive and some of the side streets. Lights should be placed at 100 foot intervals with minor, occasional, adjustments that might increase the spacing due to intersections, driveways, etc.

As discussed with the Developer and Designer, it was our understanding that Eagle Drive was to be installed per the ordinance requirements and a modification was to be requested for all other side streets.

c. Additional street lights must be placed at the intersection of Eagle Drive and Old Harrisburg Road and Eagle Drive and Hunterstown Road to ensure that the crosswalks are adequately illuminated. These light would be approximately 100 feet from the first light near lot 151 as well as the last light on the AERIE property line.

d. The lighting plan depicts lights A, B, and C, however Sheet 43 lists Tags in the table for A, B, C, D, and E, and the details only depict A & D and B & C.

13. SAL DO 117-4 7. B - A letter must be provided from the electric and telephone provider that they will provide service to this development.

14. SALDO 117-50 - This section establishes the requirements for recreation sites or fees. Based on the number of units for this project (151 units), it is estimated that the recreation fees will be \$151,000. The applicant has indicated their desire to discuss relief from full payment of recreation fees. Unless the recreation area will be fully developed and open to the general public, it is likely that no credit for the recreation fees will be considered however this can be discussed further with the Township.

15. SALDO 117-58-62 - These sections establish the requirements for landscaping. The following must be addressed with respect to the landscaping plan:

a. Street trees must be depicted along the north side of Eagle Drive along the AERIE property. It would appear there are an acceptable number of plantings on the property at this time and therefore trees can be relocated from other areas to this location.

b. Based on the number of proposed plantings, the seal of a Registered Landscape Architect is required (117-60.C{3}{b}).

Final Plan Carryover

16. The following items will be required to be addressed during the Final Plan submission stages of this development.

a. ZO 140-15.B(7) - Concepts of the building designs must be provided for compliance with this section.

b. ZO 140-15.B(9){e} - Details of the proposed mini-park must be provided during Final Plan stage.

c. ZO 140-38.D - This section requires deed covenants for the proposed open space. Drafts of these deed covenants will be required to be provided to the Township.

d. ZO 140-39.A- This section requires a plan for ownership of the open space. This plan must be provided prior to Final Plan approval.

e. ZO 140-53 - This section establishes the requirements for signage. Any signage proposed within this development must be in accordance with this section.

f. SALDO 117-42 - Evidence must be provided that capacity within the GMA system has been purchased or otherwise reserved prior to signature of the Final Plan.

General Comments

17. *This property includes portions in Cumberland Township and Gettysburg Borough. Approval or concurrence of the plan must be provided from these municipalities.*
18. *The revision date for February 8 must be revised to 2023.*
19. *The mailbox location near lot 36 should be moved further back Pessoa Drive, at least to the line of Lots 35/36 to make sure any cars stopping to check mail are not going to cause an issue with the intersection.*
20. *This project will be subject to impact fees in an amount determined by the Straban Township Traffic Engineer for transportation capital improvements.*

Stormwater Comments

21. *SWM 109-23(A)(1) - The following must be addressed with respect to the storm sewer design:*
 - a. *109-23(A)(1)(b)[2] - The Type M inlet top construction detail on Sheet LD-38, must be revised to the current PennDOT standards (ie. 12" thick Type M top).*
 - b. *109-23(A)(1)(n) & 109-23(A)(2)(h) - All outlets (storm sewer and basin) 24" in diameter or greater shall be equipped with a child-proof trash rack. The trash rack note on Sheet PC-6 must be revised to either broadly include all endwalls 24" or larger or call out all specific outfalls. It appears only the basin outfalls were provided with trash racks with the labeling in the profiles.*
 - c. *The pipe slope and length between EW-1 and SI-2 should be reviewed between the profiles and report.*
 - d. *The pipe lengths between I 2-1A and I 2-1, I 2-5 and I 2-4, should be reviewed between the profiles and report.*
22. *SWM 109-23(A)(1)(c)[1] - All bridges and culverts must be designed for the 100 year storm event. Final calculations must be provided for the proposed bridge, which should match up with the DEP submission.*
23. *SWM 109-23.A(2) - The following items must be addressed with respect to the proposed stormwater management basins:*
 - a. *The 100 year flow rates used in some of the spillway calculations do not appear to be from the current routings. Particularly Basin 8 and 9 have flow rates in the routings that are higher than the emergency spillway inflow rates.*
 - b. *Basin 6 - The length of the outfall pipe on Sheet PC-7 does not match the report.*
 - c. *Basin 9 - The spillway elevation in the emergency spillway calculations (487.00) does not match spillway elevation on the plans or routings (487.25).*
 - d. *Basin 12 - The Front View of the detail on Sheet PC-8 shows the outfall invert elevation of 476.32 but instead it should be 476.23.*
 - e. *The routing information for Basin 3 (supplied electronically) must be included in the updated SWM report.*
24. *SWM 109-25.A(19) - There are several SWM basins that project into proposed lots. It appears that an expanded drainage and utility easement was provided on lots 67, 68, 69, 93, and 94 that will allow for the HOA to access and maintain the SWM facilities, however these easement boundaries are not clearly labeled, especially on lots 93 and 94.*

25. SWM 109-25.A(22)(c) - The following must be addressed with respect to the Drainage Area mapping:

a. EX. DP001 on the mapping (149.43 acres) does not match the report (149.59 acres).

b. PR BYPASS #1 on the mapping (17.50 acres) does not match the report (17.488 acres).

26. SWM 109-32.A - The Straban Township Stormwater Management Practices, Facilities, and Systems Maintenance and Monitoring Agreement must be signed and recorded prior to plan approval.

Motion carried unanimously.

Randell A. & Lois M. Brougher – Final Subdivision Plan (200 Beaver Run Road) – Must act by 04/28/23

This proposed Plan depicts the subdivision of Lot 2 (11.218 acres) and Lot 3 (3.251 acres) from the parent tract, Lot 1, leaving 256.331 acres residual. The subject property is located at 200 Beaver Run Road. Mr. Zepp stated that this was very confusing at the Planning Commission meeting on February 22, 2023. What happened was the original plan was dated December 26, 2022 with a review letter from the Township coming out on January 24, 2023. The developer issued a revised plan and comments on February 1, 2023. It is the proper procedure to have the Commission review the first submittal, so what was in front of the Planning Commission was the original plan submission and the review letter (dated January 24, 2023) on that plan submission. Since that review letter, a revised plan has been filed that addresses most of the comments in the January 24, 2023 review letter, however, the Commission acted as if the second plan had not been filed. Mr. Hill indicated that following the Planning Commission meeting, revised plans were received by his office and an updated review letter was issued on March 3, 2023.

Mr. Zepp moved, seconded by Mr. Kammerer to approve the signature of the Sewage Facilities Request for Planning Waiver and Non-Building Declaration. Motion carried unanimously.

Mr. Zepp moved, seconded by Mr. Kammerer to conditionally approve the Randell A. & Lois M. Brougher Final Subdivision Plan pending satisfactory completion of all remaining comments within the Wm. F. Hill & Assoc. letter dated March 3, 2023 as follows:

Zoning Ordinance (ZO)

1. ZO 140-27 - This section establishes the procedure for obtaining certificates of non-conformance. Several of the existing buildings appear to be existing non-conformities with respect to the front setbacks.

Straban Township Subdivision and Land Development Ordinance (SALDO)

2. SALDO 117-20.A – This section establishes the requirements for Sewage Facilities Planning. It appears that a Sewage Facilities Planning Non-Building Declaration would be appropriate for this project.
3. SALDO 117-27.B(29) - The owners' notarized signatures shall be added to the Plans.

Motion carried unanimously.

Public Comment:

None.

Questions from the Press:

The Brougher subdivision plan, what is it for? Mr. Zepp answered that we do not get into what the subdivision is for, only that they are complying with the ordinance in the subdivision.

Adjournment:

With no further business to come before the Board, Mr. Zepp moved, seconded by Mr. Kammerer 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 Monday, April 3, 2023 at 7:00 p.m.