

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: Supervisor Alan Zepp; Office Manager Robin Crushong; Solicitor Sam Wiser; and Township Engineer William Hill. Vice-Chair Fred Kammerer was absent.

Others in attendance were: Gerald Black; Bill Smith; John Rathfon, MCD4 LLC; Bob Sharrah; Roy Getzandanner; Skip Strayer; 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 Monday, November 5, 2023; Planning Commission meeting on Wednesday, October 25, 2023; Recreation Board meeting on Monday, November 13, 2023. There were no other meetings.

Public Comment:

None.

Minutes:

Mr. Zepp moved, seconded by Mr. Sanders, to approve the September 5, 2023 meeting minutes as presented. Motion carried unanimously.

Approve Bills:

Mr. Zepp moved, seconded by Mr. Sanders, to approve the September 14, 2023 and September 30, 2023 bills for payment subject to audit. Motion carried unanimously.

Reports:

None.

Correspondence:

Ms. Crushong announced the following:

- Heidlersburg Fire Police and Fire calls for September 2023
- Adams Regional EMS Response calls for June 2023 were 759 with 72 calls in Straban; response calls for July 2023 were 722 with 75 calls in Straban; and for August 2023 were 804 with 91 calls in Straban
- Gettysburg Fire Department response calls for August 2023 with 7 in Straban

- Gettysburg Fire Department will hold an open house to kick off National Fire Prevention Week on Saturday, October 7th from 1pm to 4 pm at the Gettysburg Fire Department station at 35 North Stratton Street
- Letter from PennDOT informing the township that a bridge weight limit will be posted on SR 0394 (Hunterstown Road) with a weight limit of 31 tons except 40 tons combination
- Minutes of the Gettysburg Municipal Authority meeting on August 21, 2023
- Minutes of the White Run Regional Municipal Authority meeting on August 16, 2023.

Appearance:

None.

Old/New Business:

- 1. Sale of 2008 Ford F550 Truck using MunicBid and local advertisement - Mr. Sanders** stated that the township has a 2008 Ford F550 Truck for sale and will be posting it on an approved municipal bidding site. **Mr. Sanders moved, seconded by Mr. Zepp to authorize the sale of the 2008 Ford F550 Truck to be posted on the Municibid.com on-line bidding and authorize the advertisement to go in the Gettysburg Times. Motion carried unanimously.**
- 2. Financial Security Release – TKC CCXXX LLC Lot 3 –** Field inspections were performed by Wm. F. Hill & Assoc. to verify that the bonded items for the TKC CCXXX LLC Land Development project were built according to the approved Land Development Plans. Based on these inspections, a portion of the project has been installed in accordance with the plan drawings. Wm. F. Hill & Assoc. office recommended financial security reduction in the amount of \$770,040.76. **Mr. Sanders moved, seconded by Mr. Zepp to approve the reduction in financial security for the TKC CCXXX LLC Lot 3 Land Development project in the amount of \$770,040.76. The current bond reduction total (&770,040.76) adjusts the originally required total financial security for this project from \$949,966.42 to \$179,925.66. Motion carried unanimously.**

Financial Security Release – TKC CCXXX LLC (Smith Road Improvements) – All improvements related to the Smith Road portion of the project have been completed. Therefore, the financial security held for the Smith Road Improvements can be fully released pending the submission of a maintenance bond to Straban Township in the amount of \$68,369.86 for a term of 18 months. This maintenance bond is in accordance with the MPC and is 15% of the original security amount of \$455,799.06. **Mr. Sanders moved, seconded by Mr. Zepp to approve the full release of the required financial security for the TKC CCSSS LLC Smith Road Improvements pending the receipt of a maintenance bond with a term of 18 months and in a format**

acceptable to the Township Solicitor, in the amount of \$68,369.86. Motion carried unanimously.

- 3. Financial Security Reduction – Weavers Auto** – Field inspections were performed by Wm. F. Hill & Assoc. to verify that the bonded items for the Weavers Auto Land Development Plan were built according to the approved Land Development Plans. Based on these inspections, Wm. F. Hill & Assoc. office recommended a reduction in the financial security held by the Township in the amount of \$77,654.50. **Mr. Zepp moved, seconded by Mr. Sanders to approve the reduction in the amount of \$77,654.50 for the Weavers Body Land Development Plan project. The current bond reduction total (\$77,654.50) adjusts the originally required financial security for this project from \$109,697.50 to \$32,043.00. Motion carried unanimously.**
- 4. Budget Workshop to prepare 2024 Budget** – Mr. Sanders moved, seconded by Mr. Zepp to authorize the advertisement for the budget workshop to prepare the 2024 Budget for Tuesday, October 24, 2023 at 5:00 p.m. Motion carried unanimously.

Land Use Reviews:

Granite Lake – Preliminary Subdivision Plan (250 Natural Springs Road) – **Must act by 11/01/23**

Mr. Sanders moved, seconded by Mr. Zepp to accept the request for time extension on the Granite Lake Preliminary Subdivision Plan to January 3, 2024 in accordance with the letter from Penn Terra Engineering, Inc. dated September 28, 2023. Motion carried unanimously.

Crownstone Dealership – Preliminary Subdivision and Land Development Plan (3140 York Road) - **Must act by 10/26/2023**

Mr. Sanders moved, seconded by Mr. Zepp to accept the request for time extension on the Crownstone Dealership Preliminary Subdivision and Land Development Plan to March 22, 2024 in accordance with the letter from Bogia Engineering Inc. dated September 21, 2023. Motion carried unanimously.

Amblebrook Development – Final Subdivision and Land Development Phase D - **Must act by 10/19/2023**

Mr. Zepp moved, seconded by Mr. Sanders to accept the request for time extension on the Amblebrook Development Final Subdivision and Land Development Phase D

Plan to December 10, 2023 in accordance with the letter from Sharrah Design Group, Inc. dated September 21, 2023. Motion carried unanimously.

Kenneth C. & Kay L. Bigham – Final Subdivision Plan – Must act by 10/10/23

The proposed plan depicts the subdivision of Parcel A (1.482 Ac.) from the parent tract of (35.00 Ac.) for the purpose of adding to the CCD Rock Creek, LLC property to allow for the construction of a secondary emergency access drive for Section D. The subject property is located along Hunterstown Road.

The Planning Commission has reviewed this Plan and recommended Conditional Approval pending satisfactory completion of all outstanding comments within the August 14, 2023 review letter from Wm. F. Hill & Assoc. The Planning Commission also approved the signature of the Sewage Facilities Planning Non-Building Declaration.

Mr. Zepp moved, second by Mr. Sanders to approve the signature of the Request for Planning Waiver & Non-Building Declaration for the Kenneth C. & Kay L. Bigham Final Subdivision Plan. Motion carried unanimously.

Mr. Sanders moved, seconded by Mr. Zepp to conditionally approve the Kenneth C. & Kay L. Bigham Final Subdivision Plan pending satisfactory completion of all remaining comments within the Wm. F. Hill & Assoc. letter dated August 14, 2023 as follows:

Straban Township Subdivision and Land Development Ordinance (SALDO)

- 1. 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.*
- 2. SALDO 117-27.B(29) – The owners' notarized signatures shall be added to the Plans.*
- 3. SALDO 117-34.G(1)(d) – A new deed shall be prepared and recorded encompassing Parcel A into the CCD Rock Creek, LLC property.*
- 4. SALDO 117.38.D – All property corners shall be bonded items or field verified prior to Supervisors' signatures being added to the Plans.*

Motion carried unanimously.

Gulden, David G. & Diana E. – Final Minor Subdivision Plan for Lot Addition (365 Montclair Road) – Must act by 12/12/23

The plan depicts the subdivision of Parcel A (1.144 Ac.) and Parcel B (0.799 Ac.) from the parent tract of (14.25 Ac.) for the purpose of adding Parcel A to the David G. & Diana E.

Gulden property and adding Parcel B to the Walter A. & Janet K. Hasis property. The subject property is located along Montclair Road.

The Planning Commission has reviewed this Plan and recommended Conditional Approval pending satisfactory completion of all outstanding comments within the September 19, 2023 review letter from Wm. F. Hill & Assoc. The Planning Commission also approved the signature of the Sewage Facilities Planning Non-Building Declaration.

Mr. Sanders moved, second by Mr. Zepp to approve the signature of the Request for Planning Waiver & Non-Building Declaration for the David G. & Diana E. Gulden Final Minor Subdivision Plan for Lot Addition. Motion carried unanimously.

Mr. Sanders moved, seconded by Mr. Zepp to conditionally approve the David G. & Diana E. Gulden Final Minor Subdivision Plan for Lot Addition pending satisfactory completion of all remaining comments within the Wm. F. Hill & Assoc. letter dated September 19, 2023 as follows:

Zoning Ordinance (ZO)

1. *ZO Table 140-9-2 – This subdivision is located in the R-2 zoning district and is in an area that does not have public water. Therefore, the lot requirements (area, setbacks, etc.) must be revised to reflect the requirements for lots that are under the category: No public sewer and/or water. All updated setbacks must be listed accordingly and updated on the Plan drawings.*
2. *ZO 140-9.C – The side setback line along the western side of the existing Hasis property does not appear to be parallel with the existing property line.*
3. *ZO 140-9.C – The front setback line must be depicted on both the Hasis and Gulden properties.*
4. *ZO 140-27 – This section establishes the procedure for obtaining certificates of non-conformance. The existing utility shed on the Hasis property appears to be an existing non-conformity with respect to the side setbacks.*

Straban Township Subdivision and Land Development Ordinance (SALDO)

5. *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. This should be signed and approved prior to Final Plan approval.*
6. *SALDO 117-27.B(29) – The owners' notarized signatures shall be added to the Plans prior to final plan approval.*
7. *SALDO 117-34.A(3) – This section states that generally the depth of the lot shall not be greater than 2 ½ times the width. With the addition of the add-on Parcels the new lots will not comply with this section. However, we are not opposed to the new lot configuration.*

8. *SALDO 117.34.G(1)(d) – This section establishes the requirement for the recording of new deeds that encompass the proposed lot additions. Draft copies of the new deeds must be provided to the Township for review prior to signature of the Plan.*

General Comments

9. *The comments of the Adams County Office of Planning and Development should be considered prior to Plan approval.*

Motion carried unanimously.

Public Comment:

John Rathfon from MCD4 LLC - to give an update to the Board of Supervisors as to where the project is and what they are working through. They have obtained appraisals for all the right of ways needed and have been in communication with the property owners for the Route 30 widening. Everyone seems to be agreeable. Will be working on the right of way plan and getting that submitted to PennDOT. There were some issues with the wetland delineations that were done for the NPDES Permit. At this time, they have admin approval. They are hoping to have the NPDES and PennDOT Permits by the end of October. Mr. Wisner also stated that this road widening of Route 30 is on the township's capital improvement plan and the developer will receive credit for its traffic impact fees for doing this work.

Roy Getzandanner – Mr. Sanders asked if he was still running for Constable. Mr. Getzandanner stated that he will still be on the ballot for November.

Questions from the Press:

Mr. Spangler asked for clarification on the MCD4 LLC project and the Bigham/Amblebrook minor subdivision.

Adjournment:

With no further business to come before the Board, Mr. Zepp moved, seconded by Mr. Sanders to adjourn the meeting at 7:27 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, November 5, 2023 at 7:00 p.m.