

***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; Members Chad Waddell, Dan Wilkinson and Jim Hoffman; and Township Engineer Erik Vranich were present. Shannon Schake, Zoning Officer was present by Zoom.

Others in attendance: John Rathfon, MCD4 LLC; Tom Englerth, Site Design Concept (MCD4 LLC); Robert Sharrah, Sharrah Design Group, Inc.; and Skip Strayer.

**Public Comment/Agenda Items:**

None.

**Minutes:**

**Mr. Waddell moved, seconded by Mr. Mauser to approve the October 25, 2023 minutes as presented. Mr. Hartzell abstained because he was absent last month. Motion carried unanimously.**

**Land Use Reviews (Preliminary/Final Plans):**

***Granite Lake*** – Preliminary Subdivision Plan (250 Natural Springs Road) - **Must act by 01/03/2024**

No update. No resubmission.

**MCD 4 LLC** – Final Subdivision and Land Development Plan (1115 York Road) – **Must act by 12/14/23.**

Mr. Vranich indicated that a revised plan was submitted and all the plan related comments on his letter dated November 9, 2023 have been resolved.

**Mr. Hartzell moved, seconded by Mr. Waddell to recommend approval of the waiver request from SALDO 117-11 to allow for the plan to be processed as a**

**Preliminary/Final Plan referenced as 3.(a) in the Wm. F. Hill & Assoc. letter dated November 9, 2023. Motion carried unanimously.**

**Mr. Mauser moved, seconded by Mr. Hoffman to recommend approval of the waiver request from SALDO 117-60.D(1)(e) that requires landscaped divider strips within parking areas. The applicant has requested a waiver of this section for the commercial areas within the Plan as referenced as 3.(c) in the Wm. F. Hill & Assoc. letter dated November 9, 2023. Motion carried unanimously.**

**Mr. Hartzell moved, seconded by Mr. Mauser to recommend approval of the waiver request from SALDO 117-60.D(1)(f) requiring one minor deciduous tree every 20 feet in divider strip. The applicant has requested a waiver of this section due to the sidewalk in the divider strip referenced as 3.(d) in the Wm. F. Hill & Assoc. letter dated November 9, 2023. Motion carried unanimously.**

**Mr. Mauser moved, seconded by Mr. Hoffman to recommend conditional approval of the MCD 4 LLC Preliminary/Final Subdivision and Land Development Plan pending satisfactory completion of all remaining comments within the Wm. F. Hill & Assoc. letter dated November 9, 2023 including receipt and consideration by the Commission of comments from Adams County Office of Planning and Development:**

*Zoning Ordinance (ZO)*

*1. ZO 140-19.J(5) – Signage for the grocery store must be in accordance with this section. All other signage for this project must be in accordance with 140-53.*

*Straban Township Subdivision and Land Development Ordinance (SALDO)*

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

*a. SALDO 117-27.B(3) – The seal and signature of all professionals involved with the Plan.*

*b. SALDO 117-27.B(29) – Owner/Developer's Acknowledgement and signature.*

*c. SALDO 117-60.C(3)(b) – Seal and signature of Registered Landscape Architect.*

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

*4. SALDO 117-20.B, 117-46, SWM 109-14.E - Approval of the revised NPDES Permit/Erosion and Sedimentation Control Plan by the Adams County Conservation District is required prior to Plan approval.*

*5. SALDO 117-20.C & 117-29.F - Preliminary designs of the proposed wetland/ stream crossing must be provided. In addition, PA DEP approval of these impacts must be obtained prior to Plan approval.*

*6. SALDO 117-20.K, 117-27.B(32), 117-52 – These sections establish that a Traffic Impact Study must be submitted to the Township Traffic Engineer and approved prior to Plan approval. In accordance with this review, and based on discussions with the developer, a Developers*

*Agreement will be necessary to memorialize the various commitments by both the Developer and Township.*

*7. SALDO 117-26.D – A financial security estimate has been provided for review and must be approved and bonded prior to Plan approval. Financial security should be provided for any and all improvements required by the Straban Township Ordinances.*

*8. SALDO 117-32.B(4) – Approval of the PennDOT Highway Occupancy Permit must be obtained prior to Plan approval. We acknowledge the permit application is currently in process.*

*9. SALDO 117-42 – This section establishes that, where practical, all lots must be connected to public sewer systems. Confirmation must be provided that GMA has approved the proposed design and layout for the proposed sanitary sewer layout.*

*10. SALDO 117-43.B – This section establishes that where practical the development should connect to a public water system. Confirmation must be provided that GMA has approved the proposed design and layout for the proposed water lines.*

*11. SALDO 117-50 - This section establishes the requirements for recreation sites or fees. Based on the number of units for this project (226 units and +/- 38,000 sf), it is estimated that the recreation fees will be \$245,000.*

#### General Comments

*12. Mail delivery/pickup locations must be depicted on the plan and the US Postal Service contacted to confirm the location(s) are adequate. It is noted that collection areas inside the building are proposed but this must be confirmed to be acceptable to the USPS.*

*13. This project will be subject to impact fees in an amount determined by the Straban Township Traffic Engineer for transportation capital improvements.*

*14. The Plan depicts a temporary easement on the Evans Holding Company properties. Evidence must be provided that this temporary easement has been obtained.*

#### Stormwater Comments

*15. SWM 109-23(A)(1)(c)[1] – All PA DEP approvals for the proposed stream crossing must be obtained.*

*16. 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.**

**Union Square** – Preliminary/Final Land Development and Lot Consolidation Plan (83 Hunterstown Road) – **Must act by 02/14/24**

They are working through permitting issues. No update.

**Crownstone Dealership** – Preliminary Subdivision and Land Development Plan (3140 York Road) – **Must act by 03/22/24**

Nothing to report.

**Granite Hill Solar Electric Facility – Preliminary/Final Subdivision Plan – Must act by 12/15/23**

**Mr. Hartzell moved, seconded by Mr. Mauser to recommend approval of the request for time extension to March 15, 2024 if the letter of time extension request is received by the time of the Board of Supervisors meeting on Monday, December 4, 2023. Motion carried unanimously.**

**Amblebrook Development – Final Subdivision and Land Development Plan Phase D – Must act by 12/10/23**

**Mr. Mauser moved, seconded by Mr. Hoffman to recommend approval of the waiver request from SALDO 117-32.A(3)(a) which establishes the requirement that driveways for single family attached units must be at least 5 feet from the property line. Motion carried unanimously.**

**Mr. Hartzell moved, seconded by Mr. Waddell to recommend approval of the waiver request from SALDO 117-37.C which states that 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 with addition of the lighting with the HOA areas. Motion carried unanimously.**

**Mr. Hartzell moved, seconded by Mr. Hoffman to recommend conditional approval of the Amblebrook Section D Final Subdivision and Land Development Plan pending satisfactory completion of all remaining comments within the Wm. F. Hill & Assoc. letter dated November 9, 2023 as follows:**

*Straban Township Subdivision and Land Development Ordinance (SALDO) [Adopted 5-5-1997, Current Amendment 6-7-2004]:*

1. *The following waiver/modification requests were granted as part of the Preliminary Plan approval and should be considered for action again within this updated Plan submission, provided a formal letter requesting these waivers/modifications is provided:*
  - 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. |*

3. *All appropriate signatures of the Plans must be provided prior to final plan approval, including the following:*
  - q. *SALDO 117-27.B(3)&(8) – The surveyor’s statement of accuracy must be signed.*
  - r. *SALDO 117-27.B(28) – Owner/Developer’s Acknowledgement*
  - s. *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(31) – The following Preliminary Plan requirements must be met prior to Final Plan approval:*
  - a. *117-21.C(2) – NPDES / E&S Approval must be obtained.*
6. *SALDO 117-40 – This section establishes the requirements for public sewer system for this development. York Water Company must approve the sanitary sewer design contained within these plans.*
7. *SALDO 117-41 – This section establishes the requirements for public water system for this development. York Water Company must approve the water system design contained within these plans.*
8. *SALDO 117-48 – Recreation fees for Section D shall be paid in accordance with the executed Developers Agreement for this development.*

*General Comments:*

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 list of additional waivers on Sheet 1 must be updated to match the current waiver requests. The waiver request for SALDO 117-32.A(3)(c) – Driveways within 15’ of a fire hydrant must be removed from Sheet 1 since all hydrants were compliant with this section in this Phase.*

*Stormwater Management:*

11. *SALDO 117-43.F – An updated Straban Township maintenance and Monitoring Agreement, or appropriate amendment, must be executed and recorded that reflects the addition of the stormwater BMPs proposed in this Section.*
12. *The updated stormwater management calculations and minor plan adjustments provided via email and within this resubmission, must be incorporated into the Township’s final version of the SWM Report and Plans.*

**Motion carried unanimously.**

**Peterson, Dianne S** – Final Minor Subdivision Plan for Lot Addition (3276 Old Harrisburg Road) – **Must act by 12/05/23**



The plan depicts the subdivision of Parcel A (5.434 Ac.) from the parent tract of (9.116 Ac.) for the purpose of adding Parcel A to the Michael Sracic Property.

**Mr. Hartzell moved, second by Mr. Waddell to approve the signature of the Request for Planning Waiver & Non-Building Declaration for the Dianne S Peterson Final Minor Subdivision plan for Lot Addition pending receipt from Dean Shultz, the Township SEO. Motion carried unanimously.**

**Mr. Mauser moved, seconded by Mr. Wilkinson to recommend conditional approval of the Dianne S Peterson Final Minor Subdivision Plan for Lot Addition pending satisfactory completion of all remaining comments within the Wm. F. Hill & Assoc. letter dated October 31, 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 on Lot 1 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 prior to final plan approval.*
4. *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*

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

**Motion carried unanimously.**

**Helicopter Applicators, Inc. – Preliminary/Final Land Development Plan (1670 York Road) – Must act by 01/18/24**

Last month the Commission acted upon the waiver requests with conditions. The applicant must now go back to the Zoning Hearing Board for consideration of the variance request. This plan was tabled for tonight.

**APPEARANCES:**

None.

**OLD/NEW BUSINESS:**

**Zoning Ordinance/Map amendments** – Mr. Vranich prepared a draft of the Zoning Ordinance revisions along with a Zoning Map depicting the Solar Energy System (SES) overlay area. This draft has been reviewed by the Zoning Officer and the Solicitor. Mr. Vranich reviewed the draft Ordinance with the Commission.

**Mr. Hartzell moved, seconded by Mr. Mauser to recommend that the Board of Supervisors approve forwarding this draft amendment of the Ordinance and Zoning Map to the Adams County Office of Planning and Development for review and comment and to also set a public hearing. Motion carried unanimously.**

**PUBLIC COMMENT/GENERAL:**

None.

**Adjournment**

**Mr. Hartzell moved, seconded by Mr. Waddell to adjourn the meeting at 8:00 p.m. Motion carried unanimously.**

**NEXT MEETING:** SUPERVISORS: \_\_\_\_\_ December 4, 2023  
PLANNING COMMISSION: \_\_\_\_\_ December 20, 2023

Respectfully Submitted,

Robin K. Crushong, Office Manager/Secretary-Treasurer