

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; Solicitor Sam Wiser; and Township Engineer William Hill.

Others in attendance were: Caleb Shreve; Gerald Black; 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, December 4, 2023; Planning Commission meeting on Wednesday, November 15, 2023; Recreation Board meeting on Monday, November 13, 2023. There were no other meetings.

Public Comment:

None.

Minutes:

Mr. Kammerer moved, seconded by Mr. Zepp, to approve the October 2, 2023 meeting minutes as presented. Motion carried unanimously.

Approve Bills:

Mr. Zepp moved, seconded by Mr. Sanders, to approve the October 13, 2023 and October 31, 2023 bills for payment subject to audit. Mr. Kammerer recused himself from the Kammerer Farms invoice. Motion carried unanimously.

Reports:

None.

Correspondence:

Ms. Crushong announced the following:

- Correspondence from Harry James Neely concerning pumping policy not consistent with Act 537
- Adams Regional EMS Responses for September 2023 were 116 calls
- Biglerville Fire Hose & Truck Company October 2023 report of 3 calls

- Heidlersburg Fire Police and Fire October 2023 report with 1 Fire Call and 3 Fire Police calls
- Gettysburg Fire Department response calls for September 2023 with 7 calls
- Gettysburg Fire Department response calls for October 2023 with 18 calls
- United Hook & Ladder Company response calls for September 2023 with
- Minutes of the Gettysburg Municipal Authority meeting on September 18, 2023 with mention of Korney Meadow/Twin Oaks Pump Station stating that the preliminary design of the proposed pump station has begun.
- Minutes of the White Run Regional Municipal Authority meeting on September 20, 2023.
- Correspondence from Adams County Library requesting a donation for 2024. Ms. Crushong asked the Board of Supervisors that since the 2024 Budget has been prepared in draft, would the Board of Supervisors want to add this donation into the 2024 Budget perhaps under the ARPA Funds? **Mr. Sanders moved, seconded by Mr. Zepp to authorize adding a donation to the Adams County Library to the 2024 Budget using the ARPA Funds in the amount of \$2,000.00. Motion carried unanimously.**

Appearance:

None.

Old/New Business:

1. **Award of Bid for 2008 Ford F550 Truck** - Mr. Sanders stated that the township received numerous bids with the highest bid being \$21,050.00. **Mr. Sanders moved, seconded by Mr. Zepp to award the highest bidder, Arturo Cortes of 817 Thornhill Drive, Sylva, NC 28779, the 2008 Ford F550 Truck at a sale price of \$21,050.00 to be paid by certified cashier's check and transfer of title to be paid by purchaser. Motion carried unanimously.**
2. **Contract with ATS, Inc. for maintenance of traffic control signals** – The current contract with ATS, Inc. is dated October 7, 2013. The fees have been increased from \$75/hr. to \$80/hr. for technicians and \$110 to \$120 for overtime. The intersection inspections increased from \$87.50/ea. to \$90/ea. for each intersection twice a year. This contract is for three (3) years. **Mr. Sanders moved, seconded by Mr. Kammerer to authorize the signature of the Chairman on the Municipal Service Agreement for Maintenance of Traffic Control Signals with ATS, Inc. for a three (3) year period. Motion carried unanimously.**
3. **Advertising for the 2024 Budget** – Mr. Sanders moved, seconded by Mr. Zepp to approve the advertisement of the proposed 2024 Budget to be open for public inspection at the Township Office during regular business hours. Motion carried unanimously.

- 4. Seasonal Closing of Culp Road** – Mr. Sanders stated that the township has been doing this for the past few years during the winter months to help eliminate the trash collecting in this area. **Mr. Sanders moved, seconded by Mr. Kammerer to authorize the seasonal closing of Culp Road beginning the week of November 20, 2023 and opening the week of March 11, 2024. Motion carried unanimously.**
- 5. Camp Letterman Drive Grants** – The township has filed for grants the past two (2) years for the Multimodal Transportation Fund ("MTF") with PennDOT and the Local Share Account ("LSA") administered by the Commonwealth Financing Authority ("CFA") without success for the extension of Camp Letterman Drive. This year the amount requested for the MTF is \$2,468,000.00 with a commitment from the township to provide \$740,900 as the required match; and the LSA grant request is for \$350,100. The fee for McMahon & Assoc. to do the work will be a minimal expense. **Mr. Kammerer moved, seconded by Mr. Zepp to adopt Resolution No. 2023-09 and 2023-10 and authorize McMahon & Assoc. to prepare the grant applications and supporting documentation for the PennDOT Multimodal Transportation Fund Program ("MTF") grant and the Commonwealth Financing Authority Local Share Account ("LSA") grant in connection with Camp Letterman Drive. Motion carried unanimously.**

Land Use Reviews:

Granite Hill Solar Land Holdings, LLC – Minor Subdivision (25 Pond Bank Road) – **Must act by 12/15/23**

The proposed plan depicts the subdivision of Lot 2 (20.055 acres) and Lot 3 (20.663 acres) from the Parent Tract, Lot 1, leaving 224.136 acres residual. The subject property is located at 25 Pond Bank Road.

The Planning Commission has reviewed this Plan and recommended conditional approval pending satisfactory completion of all outstanding comments within the October 9, 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. Kammerer to approve the signature of the Request for Planning Waiver & Non-Building Declaration for the Granite Hill Solar Land Holdings, LLC Minor Subdivision Plan. Mr. Zepp and Mr. Kammerer aye. Mr. Sanders nay. Motion carried.

Mr. Zepp moved, seconded by Mr. Kammerer to conditionally approve the Granite Hill Solar Land Holdings LLC Final Subdivision Plan pending satisfactory completion of all remaining comments within the Wm. F. Hill & Assoc. letter dated October 9, 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 117.38.D – All property corners shall be bonded items or field verified prior to signature of the Plan by the Supervisors.

General Comments:

4. The comments of the Adams County Office of Planning and Development should be considered prior to Plan approval due to the revisions to the lot lines.
5. The demolition of the existing house must occur prior to the signature of this Plan due to the use of the non-building waiver and no replacement area testing performed for that residence.
6. The removal of the horse furnishings and equipment within the existing horse barn must occur prior to signature of this Plan due to the compliance issue with the zoning setbacks.

Mr. Zepp and Mr. Kammerer aye. Mr. Sanders nay. Motion carried.

***Helicopter Applicators, Inc.* – Preliminary/Final Land Development Plan (1670 York Road) -
Must act by 01/18/2024**

The plan depicts the development of the property located at 1670 York Road with a new accessory building that will be used for operations on site and storage of parts. This building will be located on existing impervious area and therefore no additional stormwater management facilities are needed. The accessory building is proposed to be 11,200 square feet so it triggered a Land Development Plan.

The Planning Commission has reviewed this Plan but due to the need for a Zoning Variance, the Planning Commission did not act on the Plan. However, since the variance request is related to two (2) waiver requests for this project, the Planning Commission did discuss the requested SALDO waivers with regard to streetscape and sidewalk requirements. This property is located within the Mandatory Sidewalk Area within the Straban Township Sidewalk Map. Following significant discussion on this matter, the Planning Commission recommended the following action regarding the requested waivers:

- a. These waivers are based upon the fact that the improvements proposed are for an accessory building only and are not for a new principal use/structure and will not intensify the use of the property.
- b. These waivers are only a deferral of the requirement to install the streetscape and sidewalk improvements. The requirement to install streetscape improvements on the property shall be triggered by any of the following, whichever occurs first:

- i. The sale or transfer of the Helicopter Applicators, Inc. property to another entity;
 - ii. The further development of the Helicopter Applicators, Inc. property; or
 - iii. The development and installation of streetscape improvements or sidewalk on either property immediately adjacent to the Helicopter Applicators, Inc. property and frontage along York Road.
- c. The above conditions will be detailed within a Developer's Agreement between Helicopter Applicators, Inc. and Straban Township that must be executed prior to Plan approval and shall be recorded in the Adams County Courthouse.

Mr. Zepp moved, seconded by Mr. Kammerer to approve a waiver of SALDO 117-39.D(2) which requires streetscape improvements and SALDO 117-41 which requires sidewalk within the Mandatory Sidewalk Area with the following conditions:

- a. **These waivers are based upon the fact that the improvements proposed are for an accessory building only and are not for a new principal use/structure and will not intensify the use of the property.**
- b. **These waivers are only a deferral of the requirement to install the streetscape and sidewalk improvements. The requirement to install streetscape improvements on the property shall be triggered by any of the following, whichever occurs first:**
 - i. **The sale or transfer of the Helicopter Applicators, Inc. property to another entity;**
 - ii. **The further development of the Helicopter Applicators, Inc. property; or**
 - iii. **The development and installation of streetscape improvements or sidewalk on either property immediately adjacent to the Helicopter Applicators, Inc. property and frontage along York Road.**
- c. **The above conditions will be detailed within a Developer's Agreement between Helicopter Applicators, Inc. and Straban Township that must be executed prior to Plan approval and shall be recorded in the Adams County Courthouse.**

Motion carried unanimously.

Public Comment:

None.

Questions from the Press:

None.

Mr. Hill stated that the White Run Regional Municipal Authority is still looking for a Straban Township representative on its Board. They meet on the third Wednesday of each month at 2:00 p.m. The Board of Supervisors asked that Mr. Hill relay to WRRMA that they are looking too. The Board asked anyone in the audience if they were interested in serving on the Board to let them know.

Adjournment:

With no further business to come before the Board, Mr. Kammerer moved, seconded by Mr. Zepp to adjourn the meeting at 7:18 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, December 4, 2023 at 7:00 p.m.