

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: Gerald Black; Russell M. Hudson; Jane Wise; Kim Guise; Tony Fruchtl, Granite Lake; Larry Plank; Robert Valent, DEP; Sean Nolan, DEP; Deb Kammerer, Recreation Board Member; Scott McGonigal, Deputy Chief of Gettysburg Fire Department; James Podgorary; James Dunlop, Recreation Board Member; Eric Johnston, Helicopter Applicators; Skip Strayer; and Richard Franki, *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, April 1, 2024; Planning Commission meeting on Wednesday, March 27, 2024; Recreation Board meeting on Monday, March 18, 2024. There were no other meetings.

Public Comment:

Deb Kammerer – Item No. 1 she would like to have answers to the following questions:

1. How large?
2. Is it staffed?
3. Vehicle access?

Mr. Sanders stated that those were along the lines of the questions that the Board of Supervisors have and hopefully these questions can be answered tonight.

Minutes:

Mr. Kammerer moved, seconded by Mr. Zepp, to approve the February 5, 2024 meeting minutes as presented. Motion carried unanimously.

Approve Bills:

Mr. Zepp moved, seconded by Mr. Kammerer, to approve the February 15, 2024 and February 29, 2024 bills for payment subject to audit. Motion carried unanimously.

Reports:

None.

Correspondence:

Ms. Crushong announced the following:

- Email from John Sykas, owner of 1820 York Road concerning traffic impact fees for his property.
- Minutes of the White Run Regional Municipal Authority meeting on January 17, 2024.
- Minutes of the Gettysburg Municipal Authority meetings on January 15, 2024
- Heidlersburg Fire Company responses for January 2024 for Fire Police and Fire was 1 call
- Gettysburg Fire Department responses for February 2024 with 20 calls
- United Hook & Ladder Company responses for January 2024 was 5 calls

Appearance:

None.

Old/New Business:

1. **Proposal for New Air Monitoring Site in Gettysburg Area** – Sean Nolan and Robert Valent from the Department of Environmental Protection (DEP), Bureau of Air Quality were present and presented a power point presentation concerning an air monitoring station to be located at the Straban Township Recreation Park. These air monitoring stations include a variety of air monitoring and meteorological equipment, which measures parameters such as pollutant data (carbon monoxide (CO), Lead, Nitrogen Oxide (NOx), Ozone, Particulate Matter (2.5 and 10 um in size), and Sulfur dioxide (SO2)) and Meteorological data (Barometric Pressure, Rainfall, Relative Humidity, Solar Radiation, Temperature, Wind Direction and Wind Speed). Ozone is a gas composed of three (3) oxygen atoms. Ozone is a photochemical pollutant (needs sunlight, along with NOx and VOC to form). Good ozone is in the stratosphere and bad ozone is at the surface. PM2.5 is a complex mixture of extremely small particles and liquid droplets (example small piece of human hair). PM is derived from many different sources like wood-burning stoves, forest fires, heavy duty diesel engines, cars, trucks, non-road vehicles, leaf burning and industrial sources. Why Gettysburg? DEP originally discussed adding additional ozone monitoring in the Gettysburg Metropolitan Statistical Area (MSA) in its 2016 Annual Air Monitoring Network Plan (and again in its 2021 plan) based on the results of the 2010 census and the creation of the Gettysburg Metropolitan Statistical Area. In addition to ozone monitoring, DEP plans to add PM_{2.5} monitoring and meteorological data equipment. DEP currently operates an ozone monitor at its Arendtsville site. The Arendtsville; monitor is sited to be representative of background concentrations across eastern PA due to its rural location in elevated terrain.

Therefore, it is not representative of Gettysburg Area. The new Gettysburg area site will be more representative of population exposure in Adams County. Locating a new monitoring site to the east of Gettysburg will be able to assess the emissions from the city and the impact of the highway (Route 15 and Route 30) on the region. One of the benefits is it will give the community a local source for the county's air quality levels. For an assessment of the air quality, we rely on the Air Quality Index scale. The US EPA developed the Air Quality Index (AQI) scale in order to develop a relationship between the six criteria pollutants concentrations. The AQI scale normalizes the concentrations of the six criteria pollutants into one, easy to use scale. The AQI is based around a color-coded system, outlined the severity of the health effects. The higher the AQI number, the more severe the health effects. There are two main ways to access the air monitoring data: PA DEP website or the EPA AirNow website. The Board was shown a picture of the outside of the shelter along with a picture of the inside of the shelter. Some residents asked about vehicle emission testing since it is not required in our County. Our air quality is good, we lost our funding because of good air quality. Will we get additional traffic funding? This shelter will need power and there will be access needed to the site for service. This shelter would stay as long as practicable. It would need to have an 11'x11' area. The area that is being looked at is where the transformer is located now, unfortunately, the township does not own this property. The township maintains it but it is owned by TKC CLXI. Another area mentioned was the lower parking area of the recreation park by the railroad tracts. This area is not the most desirable area. DEP is looking for an answer sometime this year. **Mr. Zepp moved, seconded by Mr. Sanders to table this matter tonight to be discussed further. Motion carried unanimously.**

2. **PSATS PA Municipalities Pension Trust 2023 Disclosure Statement – Mr. Sanders moved, seconded by Mr. Kammerer to adopt the PSATS PA Municipalities Pension Trust 2023 Disclosure Statement as presented. Motion carried unanimously.**
3. **Bidding process for 2024 road projects – Mr. Sanders indicated that there will be work on Moose Road from Route 30 to the railroad tracks, N. Steeplechase and Fox Trail within the Hunter's Crossing Development, tar and chip a few roads and Plainview Road with piping. Mr. Sanders moved, seconded by Mr. Zepp to authorize the bidding process for the 2024 road projects. Motion carried unanimously.**
4. **Purchase of 2025 single axle dump truck for delivery in 2025 – Mr. Sanders is working on getting quotes and still needs one or two more before making a decision. Mr. Sanders moved, seconded by Mr. Kammerer to table this purchase for tonight. Motion carried unanimously.**

- 5. Recreation Board Meeting Dates** – The Recreation Board has requested that its meeting dates be changed to the third (3rd) Monday of every other even month instead of the odd months. **Mr. Sanders moved, seconded by Mr. Kammerer to approve the advertisement for new meeting dates for the Recreation Board to take place on Mondays, April 15th, June 17th, August 19th, October 21st and December 16th. Motion carried unanimously.**
- 6. Developer’s Indemnification Agreement for Metropolitan 3, LLC** – Mr. Wisner explained that the township will need to be the applicant on the PennDOT HOP for the widening work that will be needed done on Route 30. This developer’s agreement will ensure the developer is financially responsible for the installation and maintenance of all work associated with the required improvements that is in the name of the Township on the developer’s behalf. This also enables the developer to start earth moving prior to the recording of the Land Development Plan with the understanding that it is all done at the developer’s risk. **Mr. Sanders moved, seconded by Mr. Kammerer to authorize the signature of the Chairman on the Developer’s Indemnification Agreement for Metropolitan 3, LLC. Motion carried unanimously.**
- 7. Sewage Facilities Planning Module for 1180 New Chester Rd** – Mr. Hill stated that Jack Powell did relocate the line for this system from the adjacent property to its property and provided new drawings to be included in the Sewage Facilities Planning Module. The quote received on the system, labor and material to install the small flow treatment facility seems low. The township should get a full breakdown of the cost for all aspects of the project. **Mr. Sanders moved, seconded by Mr. Zepp to approve the Sewage Facilities Planning Module for WD Endeavors, LLC at 1180 New Chester Road including Resolution No. 2924-06 conditioned upon receipt of a quote that includes the full breakdown for all aspects of the project to include the system, labor and materials to install the small flow treatment facility to be acceptable to the township engineer. Motion carried unanimously.**
- 8. Developer’s Agreement for Gettysburg T5 CGP, LLC** – Mr. Wisner indicated that the Developer’s Agreement is needed because the developer is proposing stormwater improvements within PennDOT’s right of way. PennDOT would require the municipality to be the Highway Occupancy Permit (“HOP”) applicant for the stormwater improvements associated with their main driveway HOP. This developer’s agreement will ensure the developer is financially responsible for the installation and maintenance of all work associated with this stormwater HOP in the name of the Township on the developer’s behalf. The Township will not sign the M-950AA form for the stormwater HOP until the developer’s agreement is finalized. **Mr. Sanders moved, seconded by Mr. Zepp to authorize the signature of the Chair on the Developer’s Agreement for Gettysburg T5 CGP, LLC. Motion carried unanimously.**

- 9. Survey work on final location of Camp Letterman Drive - Mr. Kammerer moved, seconded by Mr. Sanders to authorize survey work to begin on the process of laying out the final location of Camp Letterman Drive. Motion carried unanimously.**
- 10. Gettysburg Fire Department Box Cards -** Scott McGonigal, Deputy Chief of Gettysburg Fire Department presented the Board with the box cards that include all of the properties that are currently planned to become part of Amblebrook in the future. He did it this way so that he does not need to keep coming back to get the box cards approved. No departments changed, just realigned things to include all of Amblebrook. They have an established water supply at Amblebrook and everything is working well. May have to reevaluate the drawdown of resources in a few years. **Mr. Kammerer moved, seconded by Mr. Sanders to approve the Gettysburg Fire Department box cards including Box 1-8 and 1-8-32 to include all the properties that are currently planned to become part of Amblebrook in the future. Motion carried unanimously.**

Land Use Reviews:

Granite Lake – Preliminary Subdivision Plan (250 Natural Springs Road) – Must act by 04/03/24.

The proposed Plan depicts the development of the property located at 250 Natural Springs Road as a cluster residential development with 265 dwelling units (single family houses and townhouses). Also included in this plan is the construction of all related infrastructure, including roadways, sidewalks, stormwater management facilities, and related appurtenances.

The developer has submitted a tree removal plan for the site that has been reviewed by the Zoning Officer for compliance. The Zoning Officer reviewed the plan and has issued a recommendation letter to the Board dated February 22, 2024. The Planning Commission has no objection to the tree removal plan based on the Zoning Officer's input.

Mr. Zepp moved, second by Mr. Kammerer to approve the Tree Removal Plan for Granite Lake with the stipulations listed within the Zoning Officer's letter dated February 22, 2024. To include an additional stipulation that if tree removal operations begin before the Subdivision Plan is finalized and financial security posted for improvements to Natural Springs Road, the Landowner shall be responsible to immediately repair any damage to Natural Springs Road as a result of the tree clearing operation upon notification by Straban Township. Motion carried unanimously.

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

The last plan submission for this project was in January 2023 with the engineer's last review letter issued on February 3, 2023. No recent updates on this project have been received. Since it has been over one year since the Plan has been resubmitted, the Planning Commission recommended accepting this extension with the condition that this would be the last extension accepted unless a revised plan is submitted.

Mr. Zepp moved, second by Mr. Kammerer to accept the time extension provided by Bogia Engineering Inc. dated February 26, 2024 for the Crownstone Dealership Preliminary Subdivision and Land Development Plan, extending the action deadline to September 20, 2024 with the condition that this will be the last extension granted unless a revised Plan is submitted. Motion carried unanimously.

Granite Hill Solar, LLC – Preliminary/Final Subdivision Plan (various locations) – **Must act by 03/15/24.**

According to Bob Sharrah, they continue to work on permitting and revisions to the Plans. The Planning Commission recommended accepting the provided time extension.

Mr. Zepp moved, second by Mr. Kammerer to accept the time extension provided by MPL Law Firm, LLP dated February 27, 2024 for the Granite Hill Solar, LLC Preliminary/Final Subdivision Plan, extending the action deadline to May 28, 2024. Motion carried unanimously.

Helicopter Applicators, Inc. – Preliminary/Final Land Development Plan (1670 York Road) – **Must act by 03/31/24**

The proposed 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 an existing impervious area and therefore no additional stormwater management facilities are needed.

The Planning Commission has reviewed this Plan and recommended Conditional Approval pending satisfactory completion of all outstanding comments within the February 19, 2024 review letter from Keller Engineers. The Planning Commission also recommended approval of the additional requested waiver listed below.

Mr. Zepp moved, seconded by Mr. Kammerer to approve a WAIVER of SALDO 117-60.C(3)(c) to relieve the applicant from the requirement to have a Landscape Architect seal the landscaping plan with the following conditions:

- a) The landscaping trees within this plan must be appropriate to this region;**
- b) If, in accordance with the developer's agreement, the streetscape requirements are required to be installed, a landscape architect must seal those plans; and**
- c) If any landscape plantings depicted in this plan die within 5 years, they must be immediately replaced.**

Motion carried unanimously.

Mr. Zepp moved, seconded by Mr. Kammerer to conditionally approve the Helicopter Applicators, Inc. Preliminary/Final Land Development Plan pending satisfactory completion of all remaining comments within the Keller Engineers letter dated February 19, 2024 as follows:

Zoning Ordinance (ZO)

- 1. ZO 140-12.1 – This section establishes that a Heliport is not an approved use in the EC-1 District. It is acknowledged that this use is likely an existing non-conforming use. A Certificate of Non-Conformance must be applied for and obtained prior to Plan approval (ZO 140-27).*
- 2. ZO 140-12.H – As a condition of the variance approval for the streetscape improvements, a Developer's Agreement must be executed by the applicant with the Township. This agreement must be signed and recorded prior to approval of the Plan.*

Straban Township Subdivision and Land Development Ordinance (SALDO)

- 3. SALDO 117-26.D – A financial security estimate has been provided, approved, and bonded prior to Final Plan approval. Financial security should be provided for any and all improvements required by the Straban Township Ordinances.*
- 4. SALDO 117-19.B(27) – To ensure there are no conflicts with the proposed improvements. The existing electric lines connecting the existing electric panel and existing pole lights to the rear of the site should be shown on the plan.*
- 5. SALDO 117-27.B(29) – The landowner acknowledgement block must be signed prior to approval of the Plan by the Township.*
- 6. SALDO 117-50 - This section establishes the requirements for recreation sites or fees. Based on the proposed building square footage, it is estimated that the recreation fees will be \$6,000.00.*

General Comments

- 8. The blank "Approved" line under each of the waivers and the variance that have already been approved must be removed. The conditions of the waiver and variance approvals must also be listed in the Plan.*

Motion carried unanimously.

Public Comment:

None.

Questions from the Press:

None.

Adjournment:

With no further business to come before the Board, Mr. Kammerer moved, seconded by Mr. Sanders to adjourn the meeting at 7:55 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 1, 2024 at 7:00 p.m.