

Hamiltonban Township Planning & Zoning Commission

23 Carrolls Tract Road, Fairfield, PA 17320

Regular Monthly Meeting Minutes

October 23, 2018

Chairman Russell Ryan called the meeting to order at 7 PM. He announced that the meeting is being recorded for the sole purpose as a review aid in compiling the written minutes.

Commission Members Present: Russell Ryan, Stephen Jacobs, John Iaea and David Peters were present. There was a quorum.

Staff/Consultants/Supervisors Present: Rob Thaeler of the Adams County Office of Planning and Development, Township Planning Consultant and Fred Heerbrandt of Wm. F. Hill & Associates, Township Engineering Consultant were present. Supervisor Robert Gordon was present.

Public Present: Steve Reid, Robert Sharrah of the Sharrah Design Group, John Messeder of *The Gettysburg Times*, Josh Gastley, Michael Gastley, Clifford Frost, Sherry Frost, Michael Pue Jr., and Duane Williams attended.

Agenda Review: The Commission approved the Agenda by consent.

Approval of September 25, 2018 Minutes: Steve Jacobs motioned to approve the August 28, 2018 Planning Commission meeting minutes as written. Dave Peters seconded. The motion was passed.

Public Comment (Agenda Items Only): Chairman Ryan opened the floor to public comment on agenda items only and there was none except for the following:

a. Robert Sharrah - Mountain View Golf Course, 4099 Bullfrog Road - Draft Zoning

Robert Sharrah said there was some interest by the owner of the Mountain View Golf Course to further develop the property by including houses. Mr. Sharrah presented two sketch plans. Consistent with the current zoning, the first plan showed 33 one acre lots each with its own water and septic and conforming to conservation. Consistent with the current state of the proposed zoning ordinance, the second sketch plan showed 63 1/3 acre lots each using public water and sewer provided by the Fairfield municipal authority and also conforming to conservation by design. Both plans preserved the golf course and Mr. Sharrah asked the Commission for feedback. Rob Thaeler explained it was difficult to provide comments on lot layout since that was the last item to be determined after going through the conservation by design process. Rob added that any comment on the lot layout was therefore way too preliminary. Even commenting on the number of lots was too preliminary since the number of lots is determined by the yield plan in the four step design process. Mr. Sharrah then asked that since he viewed the golf course as already effectively developed for recreational purposes, could some text be developed to exempt it from the conservation by design process. Rob replied that yes, that could be done however the real question is whether the township wants to do it. Mr. Sharrah said he asked the question to plant the seed of the idea with the Commission and Chairman Ryan said he would take the issue under consideration. Lastly, Rob Thaeler added that the township has an Official Map Ordinance and any proposed further development of the golf course must also be integrated with the requirements of the Official Map Ordinance.

Plans:

- a. Iron Springs (ISP) Plan:** No action was needed at this time. Mr. Sharrah explained he was waiting for permit extensions from several state organizations. Chaiman Ryan asked if there was any action needed by the Commission and Mr. Sharrah no.
- b. Adams Electric - Suncrest Trail and Mt. Hope Road:** No action needed at this time but Mr. Sharrah said he would present plans to the Planning Commission at their November meeting.
- c. 1661 Cold Springs Road - Nicholas Kalathas:** No action needed at this time.

New/Old Business:

- a. Draft Zoning Ordinance:** In discussion with Supervisor Gordon and the Township Planner, the Commission decided the next step would be to hold another joint workshop with the Board of Supervisors and proposed the date of November 26. Supervisor Gordon said he would inform the Supervisors of the proposed workshop date.

Township Engineer's Report: The Township Engineer said he had no comment.

Township Planner's Report: Rob said he had no additional comments.

Public Comment: Sherry Frost asked if the storm water complaint of the Rigby property had been looked into. The Township Engineer said he spoke with both Mr. Rigby and Mr. Ellis who indicated there was storm water coming onto their properties from the Town Center. Fred said it looked like the storm water collection system at Town Center had not been maintained so the Township Solicitor has contacted the owner of Town Center instructing them to address the problem promptly. There was no other public comment.

Township Meeting Dates: All public meetings are held at the local prevailing time of 7:00 PM at 23 Carrolls Tract Road, Fairfield, PA. Rescheduled changes of date or time will be advertised via the *Gettysburg Times*. Cancellations will be via a notice on the office door.

- Board of Supervisors Regular Workshop - October 25, 2018.
- Board of Supervisors - November 7, 2018.
- Parks and Recreation Commission - November 13, 2018.
- Planning Commission - November 27, 2018

Adjournment: At 7:43 PM John Iaea motioned to adjourn the meeting. Steve Jacobs seconded. The meeting was adjourned.

Respectfully submitted,

David Peters
Hamiltonban Township Planning & Zoning Commission Secretary

