

Hamiltonban Township Planning Commission  
23 Carrolls Tract Road, Fairfield, PA 17320  
Regular Meeting  
April 23, 2008

**Planning Commission Members:** Vice-chairman Stephen Jacobs, William Shriner, Pamela Wiehagen  
Chairman Curtis Musselman had a another commitment and Charlene Grinder had a work commitment

**Board of Supervisors:** Chairman Robert Gordon, Road Master Jay Edward Deardorff  
Police Coordinator Coleen Reamer, and Supervisor James Benner

**Staff:** Zoning Officer Milton Nicks, Tim Cormany from Martin and Martin, Inc., and Recording Secretary LuAnn Dille

**Public:** Kenny Cardill, Tim Senseney, Douglas Woerner, Harry and Marilee Rood, from Liberty Towers, LLC. Michael Hofe, Randell Holmes, and Edward Richardson

Vice-Chairman Jacobs called the meeting to order at 7:30 PM.

**Approval of the Minutes**

Mr. Shriner made a motion to approve the March 27, 2008 meeting minutes, seconded by Mrs. Wiehagen. The Planning Commission unanimously approved this motion.

**Coppola/Senseney Land Addition Plan on Scotch Trail**

Mr. Shriner made a motion that the Planning Commission recommends Preliminary/Final approval of the Revised Coppola/Senseney One Lot Addition/ Subdivision Plan, seconded by Mrs. Wiehagen. The Planning Commission unanimously approved this motion.

**Liberty Tower's Cell Tower Request off French Lane**

Liberty Towers, LLC. representatives clarified a few outstanding issues involving the cell tower. Mr. Hofe read an affidavit, which will be included as an attachment to the minutes. Mr. Holmes explained coverage, capacity, and the design of this tower. The required approvals were discussed. Alternate tower designs were explained. The lighting of the tower was mentioned. The tower was designed by a structural engineer and must be built to those specifications. This information will again be explained at the Conditional Use Hearing on April 29, 2008, starting at 7:00 PM, at the Fairfield Area School District Middle/High Cafeteria. Mr. Rood stated two of the three property owners want an increase in cell phone coverage and welcome the cell tower. Vice-chairman Jacobs made a motion that the Planning Commission recommend that the Liberty Tower's Cell Tower Request proceed to the Conditional Use Hearing, seconded by Mrs. Wiehagen. The Planning Commission unanimously approved this motion.

### **Camp Eder**

Camp Eder has submitted a master plan for their entire property. The older/original section of the Camp is grandfathered. The new section must comply with all new requirements. Camp Eder is increasing the retreat use to generate income. The RV Site has been graded and seeded. In the future the Camp would like to add an office facility near the current entrance. Vice-chairman Jacobs made a motion to recommend that since Camp Eder has submitted a master plan to the Township, Camp Eder will not be required to create a land development plan at this time for the 12 X 20 shed/store. Zoning Officer Nicks may issue a building permit after Adams County Conservation District gives approval for the shed/store to be built near a wet run. This motion was seconded by Mr. Shriner. The Planning Commission unanimously approved this motion.

A hard copy of the stormwater management plan for the RV Park was received at the Township on April 21, 2008, and mailed to Martin and Martin, Inc. Bill Kick.

### **Zoning Officer Nicks**

Zoning Officer Nicks has properly posted the property for the cell tower Conditional Use Hearing. Zoning Officer Nicks stated he is using a new grading permit with the current building permit. Mr. Grimm has started an illegal business at 523 Cold Springs Road, Gettysburg, PA. Zoning Officer Nicks will be sending a correspondence informing him to cease his business activities, remove his business sign by May 10, 2008 or the Township will start legal action. Zoning Officer Nicks is still waiting for a Use and Occupancy certification on 30 Mount Hope Road, Fairfield. After he hand carried a correspondence to the main Exit real estate office in Waynesboro, PA, the owner called Zoning Officer Nicks. The owner of the real estate office stated this would be taken care of immediately. Middle Department Inspection Agency should have completed the UCC inspection months ago.

**New Business** None at this time.

### **Adjournment**

At 8:45 PM Mr. Shriner made a motion to adjourn the meeting, seconded by Mrs. Wiehagen. The Planning Commission unanimously approved this motion.

### **Meeting Dates**

Conditional Use Hearing for the Liberty Tower's, LLC request for a cell tower off Five Forks Lane, Fairfield, is on April 29, 2008 starting at 7:00 PM at the Fairfield Area School District Middle/High cafeteria, at 4840 Fairfield Road, Fairfield, PA 17320

There will be a Joint Planning Commission and Board of Supervisors meeting to discuss signs on Thursday May, 15, 2008 starting at 7:30 PM, at 23 Carrolls Tract Road, Fairfield, PA. 17320. Zoning Officer Nicks will be attending the meeting but Mr. Cormany will not be attending.

The next regular Planning Commission meeting will be May 27, 2008 starting at 7:30 PM at 23 Carrolls Tract Road, Fairfield, PA. 17320.

Respectfully submitted by LuAnn M. Dille, Recording Secretary