

## **Hamiltonban Township Planning & Zoning Commission**

23 Carrolls Tract Road, Fairfield, PA 17320

Reorganization and Regular Monthly Meeting Minutes

January 28, 2014

At 7:01 PM Chairman Ryan called the meeting to order and welcomed the public. He announced that the meeting is being recorded for the sole purpose as a review aid in compiling the written minutes.

**Commission Members Present:** Chairman Russell Ryan, Vice Chairman Stephen Jacobs, and John Iaea. William Shriner was excused from the meeting, there was a quorum.

**Staff/Consultants Present:** Rob Thaeler of the Adams County Office of Planning and Development (ACOPD), Township Planning Consultant; and Jason Reichard of C.S. Davidson, Inc., Township Engineer.

**Public Present:** Coleen Reamer, Supervisor; Mark Pennell and Ryan Frenya of URS Corporation; Ken Walton and Wade Kemp of Specialty Granules, Inc.; Sean Delany of Reed and Smith, LLP; and Sue DeVeer.

**Reorganization Meeting:** Steve Jacobs motioned to appoint Rusty Ryan as Chairman. John Iaea seconded. The motion passed unanimously.

Rusty Ryan motioned to appoint Steve Jacobs as Vice-chairman. John Iaea seconded. The motion passed unanimously.

No motions were made to appoint a Secretary. The position remains open. Township Secretary/Treasurer Deborah K. Feiler will type the meeting minutes with the aid of the VOICE recorder.

At 7:05 PM Vice-chairman Jacobs motioned to adjourn the reorganization meeting. John Iaea seconded. The motion carried unanimously.

**Regular Meeting:** At 7:06 PM Chairman Ryan called the January Planning and Zoning Commission meeting to order.

**Approval of the Agenda:** The Commission unanimously approved the Agenda.

**Approval of the Minutes:** As Steve Jacobs and John Iaea were not present at the December meeting and Bill Shriner was absent, approval of the December minutes was tabled until the February meeting.

**Public Comment:** None.

**Plans:**

- a. **Iron Springs Plaza:** There has been no new development with this plan, no discussion was needed.

## **New/Old Business:**

- a. **Specialty Granules, Inc. (SGI) Conditional Use Application:** SGI submitted to the Township a Conditional Use Application for parcel number 18A16-0032---000 as known as the Northern Tract. The application has been submitted to the Planning Commission, the Adams County Planning Commission and the Township Engineer for their comments. Rob Thaeler explained why the Conditional Use Application was submitted and went over the process that needs to be followed. SGI would like to expand it's mining operation to the Northern Tract which is currently not permissible by the Township Zoning Ordinance. Sean Delany, Land Use Counsel for SGI, summarized the project history and noted that some pre-conditions have been set in place. The Commission asked the SGI representatives questions regarding the application which included erosion and sediment control measures, and the use of native trees for the buffers.

Mark Pennell addressed the Township Engineer's comment letter and indicated that they would be using best management practices to comply with the comments.

The ACOPD are not providing written comments but Rob Thaeler stated that Section 1302 of the Township Zoning Ordinance lists a number of standards for development of the facility for mining. He would like to know how is SGI going to comply with this section, in knowing that, the Department of Environmental Protection will be regulating the facility through the permits that are required.

Chairman Ryan presented his comments for consideration, they are as follows:

- SGI supports the Adams County Conservation District (The District) and/or other third party conduct routine and/or complaint generated inspections of the new construction. The District or other third party would merely be a set of eyes for the DEP Bureau of Mines. The District or other would report back to DEP Bureau of Mines who would still be the regulatory agency. The reason for this is the probability that DEP cannot provide the proper services due to workload.
- While DEP Bureau of Mines may be the lead reviewer and agency which eventually authorizes permits to mine, the Board should ask SGI to consider getting a third party to review the plans and permit application sent to DEP. The third party would be chosen by Board of Supervisors but paid for by SGI.
- The Hamiltonban Township Planning Commission and Supervisors are invited to participate in pre-application meetings to DEP especially as it relates to reclamation plan.
- Ask SGI to consider the donation back of reclaimed mining sites to the Township or other organization for passive recreation such as walking and wildlife observation.
- SGI should go beyond minimum DEP requirements for reclamation by:
  - a. Obtain national certification of the reclaimed quarry(s) and the “new quarry”. See wildlife certification such as offered by the *Wildlife Habitat Council*.
  - b. DCNR should also be consulted in the reclamation design and review.
  - c. Involve/receive input from non-regulatory agencies/organizations.

- The District should be asked to provide input/review of E&S design. This is preferred in the initial design stages.
- The final design of E&S/pcsm bmps provides for no discharge (store for 100 yr storm) to Toms Creek watershed.
- The final design of the permit application assures that the hydrology will be maintained to all watersheds during and after active operation.

John Iaea motioned to accept the conditional use; to provide Rusty's comments/recommendations as presented to the Board of Supervisors for their consideration; incorporate the conditions listed in the July 19, 2011 letter from ISP Minerals, Inc., now SGI to DCNR and the Adams County Commissioners so that they will be addressed and abided by; and that the January 27, 2014 comment letter from C.S. Davidson, Inc. is addressed and abided by. Vice-chairman Jacobs seconded. The motion carried unanimously.

Mr. Walton, Mr. Wade, Mr. Delaney, Mr. Pennell, and Mr. Frenya left the meeting at 8:13 PM.

- b. **Zoning Revision Discussion:** Rob Thaeler, for the benefit of John Iaea, spoke of the zoning district revisions that are being drafted to update the Township Zoning Ordinance.

**Township Planner's Report:** Comments were provided during the meeting.

**Township Engineer's Report:** Comments were provided during the meeting.

**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 Workshop – January 30, 2014
- Board of Supervisors – February 4, 2014
- Recreation and Parks Commission – February 12, 2014
- Planning Commission – February 25, 2014

**Adjournment:** At 8:24 PM Steve Jacobs motioned to adjourn the meeting. John Iaea seconded. The motion carried unanimously.

Respectfully submitted,

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Deborah K. Feiler  
Township Secretary