

Hamiltonban Township Planning & Zoning Commission

23 Carrolls Tract Road, Fairfield, PA 17320

Monthly Meeting Minutes

August 26, 2014

At 7:02 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, John Iaea, Dave Peters and William Shriner.

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

Public Present: None.

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

Approval of the Minutes: John Iaea motioned to approve the July 22, 2014 meeting minutes. Dave Peters seconded. The motion carried unanimously.

Public Comment: None.

Plans:

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

New/Old Business:

- a. **Zoning Revision Discussion:**

1. Street Connections: On behalf of the Fairfield Borough Planning Commission, Rob Thaeler asked the Hamiltonban Planning Commission for their comments regarding a street connection running southwest from North Miller Street to Franklin Street in Hamiltonban Township and a second street connection from McGinley Drive to Water Street in Hamiltonban Township. Fairfield Borough is in the process of creating an Official Map, and would like to include the two proposed street connections to support future development.

The Hamiltonban Commission's concerns are 1) sections of the proposed roads would be constructed in a floodplain and on wetlands, 2) the Municipalities would incur a liability with adding a bridge over Middle Creek, 3) maintenance of the proposed roads, and 4) would the proposed roads be used as a bypass to avoid traffic on Fairfield Road. Rob Thaeler will relay the Commission's comments and concerns to the Fairfield Borough Planning Commission at their next meeting.

2. Zoning Districts: Four of the ten Zoning Districts that are being proposed to replace the current Township Zoning Districts were discussed, they included the Agricultural Preservation, Commercial, Industrial, and Mixed-Use Corridor. This format shares common language found in the Adams County Zoning Ordinance. Currently, there are ten Townships in Adams County that use these districts. This format also has been sustained by the Pennsylvania Supreme Court. The remaining Districts will be discussed at the September Planning Commission meeting.

Township Planner's Report: None.

Township Engineer's Report: None.

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 - August 28, 2014
- Board of Supervisors - September 2, 2014
- Recreation and Parks Commission - September 10, 2014
- Planning Commission - September 23, 2014

Adjournment: At 8:26 PM Steve Jacobs motioned to adjourn the meeting. Dave Peters seconded. The motion carried unanimously.

Respectfully submitted,

Deborah K. Feiler
Township Secretary